



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

SPECIAL MEETING MINUTES (APPROVED)

November 1st, 2023 – 3:00 PM

Kathy Stone
Chairman

Nancy Miller
Trustee

David Kearns
Trustee

Joan Occhionero
Trustee

Barbara Dufault
Trustee

Mark Bodoh
Treasurer

Rebecca Earnest
Assistant Secretary

Robert Eldridge, Sr.
Trustee

Cindy Harris
Secretary

Vacant
District Manager

Karl Bohne Jr.
District's Attorney

*To comment on an item, after you have been recognized by the Chair, please go to the microphone, and clearly give your name and address for the record. You may speak for up to three minutes. Note: If formal action is to be taken on an item by the Board, public comment will be requested prior to the vote.

* ALL cellphones on airplane mode during public meetings.

NOTE: MINUTES OF BOARD MEETINGS ARE PREPARED IN SUMMARY FORM ONLY. PER CHAPTER 286.0105 FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL A DECISION OF THE BOARD, HE/SHE SHOULD ARRANGE FOR A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE APPEAL IS MADE.

"A community intended and operated for persons 55 and older"



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1. Meeting Call to Order at 3 PM by acting chairperson Kathy Stone
2. Invocation by Becky Earnest
3. Pledge of Allegiance by all in attendance
4. Roll Call Mark Bodoh, Joan Occhionero, Barbara Dufault, Kathy Stone, Cindy Harris, Becky Earnest, Robert Eldridge, and David Kearns. Nancy Miller was absent.
5. Chairperson Announcements
 - Employee Complaints (see secretary notes below)

5:16 Robert Peterson: Grounds person but as "We say, supervisor": "Very specifically, the way employees are talked to by trustees and residents is disgusting. Heat or rain you call us

Dumb, looks at Joan, with confrontation. Ask what we are doing because there are no job

descriptions. Joan defends by saying there is no job description. Accused her of saying employees dumb. She defends.

Brings up our contract with the lawn crew not doing their full job and the grounds guys are doing it.

That brings up direction, Joan answers with. Robert again asks Joan are the problems with the

board, us or the residents. Again need a job description. Wants to know if we think they don't

know what they are doing.

Robert again speaks to Joan about an HR department. Asks why. Or a human resources

10:07 Joan: We had an HR

10:08 Robert: who did it consist of?

10:09 Joan: Herself, Cindy Bodoh, Marsha Coyle and Joann Gaughen

10:27 R: why did it terminate?

10:28 J; Miquel did not want to use us

10:29 R: because it was a conflict of interest

10:49 J: in the employee handbook employees can attend any board meeting and speak

11:36 R; accuses of board not having our eggs in a row

12:24 Mark: Miquel told Robert to pick up around residents.

Mark asked if he was still doing

Request? Roberts response was yes. Mark then tries to explain how we the board are trying to come up with descriptions, Robert brings up about 3rd page on the review but not

everyone got one. A resident came up and brought to the attention that you are doing the crews

job.

12:11 R: Angry, why it was not brought up 11 months ago

*****Robert had a 14 minute session

14:00 Kathy: asks Robert to please let someone else speak



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14:03 Miaya Wells admin Assistant, Beginning was a great place (07/22)
14:03 Miaya cont'd. Undermining and micromanagement and the interjection of 2 Board members, Prejudice has to be the influence behind the hate. Gave the example when a new employee was walking home and was approached by the gateman asking who he was. A board member had called and asked that he be questioned as he had not ever seen him before. The next day he quit stating prejudice. The hatred of 1 trustee's spouse has made it difficult and uncomfortable to work here. Files leave the office and proper protocol of employee files per FL statute. When dm quit, so did a board member w/o answering to Malfeasance and abuse of power. On 9/26/23 board member's spouse questioned my time for lunch, other member said this has to stop. Had to do her job when i am questioned about everything she does. 9/7/23 male trustee supposedly pictured mold in the women's restroom. Told trustee and he said it was about being late. Her time was 8:06, within the 6 minute time. This is what made Toni Ann resign. Upset that a BM askew for her password to the computer. She told her she was "uncomfortable" giving it to her. She asked acting chair. Office has become a target on her back. When will it all stop so she can do her job. **Note 8 minutes
22:18 Mark: Explains it was him questioning the gate. NOT because he was black, explained he calls the gate anytime he does not recognizes a face. Explained he went to Miquel the next morning to talk to the employee, but he had already quit. Told Miquel he will continue to question anyone he does not recognize.
23:20 M: issue is he was black and you wanted him ID'd. and police said we cant ask people ids
25:22 Derek: NO complaints, no issues. 1st he had ever heard of it. Cant believe it
25:28 R; few people on the problem and they are all on the board. Employees are afraid to say. He has been threatened by "its a right to work state" Board needs to stay in their own lanes and we need a DM immediately
27:41 Justice I like my job, but sometimes feel like we are being targeted.
28;30 R: chasin of command? Joan shakes her head R argues with her blames the board for everything Kathy tries to stop, Robert does not stop on rant then says board spouses are running the park.
*****note of 6 minutes
34:50 Dwayne 25 years treated like shit. Went from 40 hrs per wk to 16 hrs. Cause he was too old. Tells all he does in park and explains his responsibilities



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37:17 Tony, has no problems with anyone/anything
38:41 Miaya: board members are unqualified to run a business
40:00 Ursula Beuing misunderstood about the bathroom. Kathy corrected her
41:48 Chris Marcell defends Mark on the race card explains he had questioned her handyman
And he's white. But office people should not yell at residents
45:00 Miya explains why she yelled at Chris but only raised her voice. Previously there were no
issues with their lunch pay and compound deposit
48:00 Carol Sommers talks about respect and disrespect and that employees can go to any
board meeting and speak.
53:00 Joanne Gaughan: professionalism, Loyalty and respect
54:27 Gary Vincent violations
54:42 Paul Diamond, ignoring violations
1:00 Robert's rebuttal to Paul
1:02 Paul wants to address the grievances and work with him for our property values
1:05 Brenda wants Joan's allegations answered
*note not an employee topic
1:09 Joan tells Brenda she lives right around the corner, and they can talk anytime
Brenda says no
1:10 Chris addresses the compound issues
*note not an employee issue
1:13 Bruce Crabb Last 3 years park has gone to crap, Facebook destroyed this park along with
peoples tempers
1:18 Moira Washington: Need a DM trustees have too much power. Board is broken
1:19 Robert; talks about round table discussion.
1:21 Miaya: By law did not need to bring anything up
Cindy: we don't have a dm so it had to go to a vote, Becky's original canopy did have names
1:22 Gary is on the defensive about Joan's attacks yells for 3 minutes
***note** no point of order
1:25 Joan quits
1:25 Bruce Crabb Yells at board
1:26 Karen Carrero Be kind
1:27 Brenda wonders why Joan quit
*****meeting for employees, never a point of order***
1:28 Diane Russo defends Joan she was ready to face
Becky speaks up it wasn't the place
1:29 Ursula Snowbirds should be involved in big decisions
1:30 Carol Sommers We went off track, volunteers to be hr
1:31 Linda Santamaria HR needs to be from outside Dwayne's hours are in a past DM report
1:32 Sam Alerious Defends Dwayne
1:33 Karen Carrero board needs to make up with employees
1:35 Dave Peck Suggest the trustees take 1 task each if too much use a resident
1:37 DWayne helped in the compound



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1:38 Mark Thanks for coming to let residents know what is going on here
1:40 Barb Thx Maiya, Dwayne super job trustees are trying
1:43 Kathy has seen how rude people can be thx everyone for coming she will do what is needed to
be Respect stop picking on employees
1:46 Cindy all this has to stop
1:50 Robert in fear of their jobs, people cause problems the reason they stand around is because they do not have the proper tools, wants a pole saw yet he can't get anything
1:55 Barb all happens at a bad time, start it now we are listening
Robert badgers Cindy
1:57 Becky is surprised and just hopes it gets better.
1:58 Bob no problem with no one. No one goes without making a mistake, need both sides of
the story Need a chain of command
2:01 Bruce Can we get camera to record voice?
2:02 robert wants a time clock in back shed
2:03 Dwayne needs a time clock in back shed
2:04 Miaya Board of trustees about us chain of command
2:05 Chris acting chair... acting Dm in office.

6. Adjournment

Meeting adjourned at 5:05 PM

Vote 8 YES 0 NO