



**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)

October 18, 2023 – 1:00 PM

Vacant
Chairman

Nancy Miller
Trustee

David Kearns
Trustee

Joan Occhionero
Trustee

Kathy Stone
1st Vice-Chairman (acting chairman)

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 1:09 PM by acting chairperson Cindy Harris
2. Invocation by Becky Earnest
3. Pledge of Allegiance by Cindy Harris
4. Roll Call Joan Occhionero, Cindy Harris, Barbara Dufault, Becky Earnest, and David Kearns. Kathy Stone, Mark Bodoh, and Nancy Miller were absent.
5. Chairperson Announcements
 - Special District Services, Inc.- Todd "Woody" Wodraska
They have managed Barefoot Bay in Micco with over 5,000 units for over 12 years. Barefoot Bay has a community manager on site and has about 70 employees. A full-time District Manager is not needed. The community manager answers most questions and concerns of residents. They work on a 12% markup. They offer health insurance to their employees. They can help with bonds and certificates. They can only help with getting grants they can't write them. They belong to the FL Association of Special Districts and don't feel a CAM is needed. Their managers are salaried personnel. They work Monday-Friday and are on-call for "Real" emergencies. They are not about policing the district; they do not solve problems. Their employees can help with the website. Their contract is on a continuous basis with a 60-day notice to opt out. Barefoot Bay District Manager is paid by SDS. All other employees are paid by the District of Barefoot Bay. Their District Managers cover 8 to 12 districts per person. If they had a full-time District Manager at Holiday Park the cost would be between \$105,000 to \$110,000 annually.
6. Public Comments
7. Trustee Remarks or Announcements
8. Adjournment

Becky Earnest made a motion to adjourn, seconded by Cindy Harris.

Meeting adjourned at 2:25 PM

Cindy Harris, Secretary

Date