



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 REGULAR MEETING MINUTES February 12, 2024 – 7:00 PM

Mark Bodoh
Chairman

Kathy Stone
Secretary

Nancy Miller
Trustee

Vacant
Trustee

Barbara Dufault
Asst. Secretary

Patti Peck
Treasurer

Becky Earnest
1st Vice Chair

David Kearns
2nd Vice Chair

Trustee

Mark Bodoh
Acting 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. REGULAR MEETING WAS CALLED TO ORDER BY CHAIRMAN MARK BODOH
ON FEBUARY 12, 2024 TIME 7:10
2. INVOCATION BY BARBARA DUFAULT
3. PLEDGE OF ALLEGIANCE BY ALL IN ATTENDANCE
4. ROLL CALL MARK BODOH, KATHY STONE, PATTI PECK, DAVID KEARNS, NANCY MILLER, BARBARA DUFAULT, REBECCA EARNEST. ROBERT ELDRIDGE ABSENT.
5. CHAIRMAN ANNOUNCMENTS THE ACC BOARD HAS VACANT SEATS. IF YOU ARE INTERESTED, PLEASE COME TO AN ACC MEETING AND SUBMIT YOUR LETTER OF INTENT.

THERE IS ALSO A VACANT SEAT ON THE BOARD OF TRUSTEES, PLEASE SUBMIT YOUR LETTER OF INTENT.

RESIGNATION LETTER KATHY STONE READ THE RESIGNATION LETTER FROM ROBERT ELDRIDGE

6. APPROVAL OF MINUTES FOR 1/22/2024 AND 1/29/2024
 - A. MOTION TO APPROVE THE MINUTES FOR 1/22/2024 BECKY EARNEST MADE A MOTION TO APPROVE THE MINUTES FOR 1/22/2024 WITH SPELLING CORRECTIONS NANCY MILLER SECONDED.
 - B. DISCUSSION
 - C. CALL FOR VOTE 7 YES 0 NO
 - A. APPROVAL OF THE MINUTES FOR 1/29/2024
BECKY EARNEST MADE A MOTION TO ACCEPT THE MINUTES FOR 1/29/2024 WITH SPELLING CORRECTIONS PATTI PECK SECONDED.
 - B. DISCUSSION
 - C. CALL FOR VOTE 7 YES 0 NO

7. NEW BUSINES: MOVED THE BOOKKEEPING TO NUMBER 7
LORI LYON GAVE US A REPORT ABOUT THE BOOKKEEPER. WE SHOULDN'T HAVE LET GO OF THE BOOKKEEPER WE HAD. SHE DID A GOOD JOB AND NOW WE ARE BEHIND ON BOOKKEEPING. A MOTION WAS MADE BY BECKY EARNEST SECONDED BY KATHY STONE BOTH MOTIONS WERE RESCINDED. TABLED UNTIL THE WORKSHOP MEETING ON FEBRUARY 26, 2024. NANCY MILLER



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OFFERED ADVICE ABOUT HIRING A BOOKKEEPER. MAKE SURE WHO WE HIRE KNOWS QUICK BOOKS WELL PLUS ORGANAZATIONAL SKILLS. NEGIOATE WITH THE BOOKKEEPER WE HAD. SHE MIGHT BE ABLE TO COME BACK AND HELP. MARK DID CALL HER SHE WILL COME BACK AND DO OUR 1099'S AND THE END OF THE YEAR STUFF.KATHY STONE MADE A RESPONSE OF GETTING OUR OFFICE BACK IN ORDER AND IT WILL TAKE US A LITTLE WHILE TO GET THERE GIVE US TIME. MARK WILL DO SOME CALLING TO SEE IF SHE WILL COME BACK FOR A CERTAIN PERIOD OF TIME TO HELP OUT.PATTI PECK WILL BE PUTTING AN AD ON INDEED TO FIND AN ACCOUNTANT.

8. DISTRICT REPORT THE PARK HAS HAD A SEWER SMELL FOR A COUPLE OF WEEKS THIS IS BEING WORKED ON. LIGHT POLES MARK BODOH WILL BE GOING TO THE CITY ABOUT THE POLES. CAN'T GET NO WHEREBY CALLING. RECEIVED THE PARKS DOOR FEE FOR SPECTRUM 140,600.00 AND ALSO PAID CHASEN GILL THE 15,000.00 THE PARK OWED HIM. THE LAST MEETING WE HAD; THE TRUSTEES TALKED ABOUT FOOD BEING LEFT ON THE BENCH BY THE POP MACHINE. A NICE GENTLEMAN SAID HE WOULD TAKE CARE OF IT AT THE END OF THE DAY IF IT WAS STILL THERE.

9. OLD BUSINESS

A. SPECIAL DISTRICT ATTORNEY (WEISS, SEROTA, HELFMAN, COLE, BIERMAN, LAW OFFICE) MARK BODOH CALLED THE ATTORNEY WE HAVE NOW TO ASK QUESTIONS ABOUT THE SPECIAL DISTRICT TO SEE IF ANYONE LIVING IN THE PARK CAN HAVE A JOB IN THE OFFICE. THE ANSWER IS NO WE ARE MEMBERS OF THIS DISTRICT AND WE CAN'T HAVE A JOB AND GET PAID. MARK BODOH CALLED THE NEW ATTORNEY WE ARE THINKING OF GETTING FOR THE PARK AND HE SAID BOTH THE DOCUMENTS WE HAVE ARE VALID. THE NEW LAWYER SAID WITH THE BUDGET WE HAVE THEY WOULD BE ABLE TO GIVE US 30 HOURS OF WORK. THE LAWYERS CAN WORK ON BONDS OR GRANTS WHAT EVER WE NEED THEM TO DO. THE NEW LAWYER SAID TO STICK WITH THE LAWYER WE HAVE NOW AND JUST USE THE NEW LAWYER FOR SPECIAL THINGS. THE RESERVE ACCOUNTS WE HAVE FOR THE ROADS, BUILDINGS, POOL, AND SPECTRUM CAN'T BE USED FOR



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THE NEW ATTORNEY THAT WOULD NEED TO BE A SEPARATE ACCOUNT TO PAY FOR THEM. NANCY MILLER HAS A FRIEND WHO IS A JUDGE THAT MAYBE COULD HELP US WITH THIS. THIS WAS TABLED UNTIL THE NEXT MEETING.

10. CHANGES TO THE BY-LAWS

A. MOTION TO APPROVE, BECKY EARNEST MADE A MOTION TO CHANGE THE BY-LAWS AND BARBARA DFAULT SECONDED.

B. DISCUSSION IF A TRUSTEE IS TERMINATED OR RESIGNS BEFORE THE END OF THEIR TERM, THAT PERSON MUST WAIT AT LEAST 1(ONE) BREVARD COUNTY VOTING CYCLE BEFORE APPLYING TO BE APPOINTED AGAIN. SPECIAL CONSIDERATION WILL BE GIVEN FOR EXTENUATING CIRCUMSTANCES (ILLNESS, FAMILY ISSUES, ETC.) AND WILL BE DETERMINED BY THE BOARD OF TRUSTEES.

TO BE ADDED TO ARTICLE III C

ANY RESIDENT THAT WISHES TO SUBMIT A LETTER OF INTENT MUST HAVE LIVED IN HOLIDAY PARK FOR A PERIOD OF 1 YEAR PRIOR TO THE SUBMISSION LETTER. IT WAS BROUGHT UP TO DO THIS FOR ACC ALSO THERE WAS A MOTION MADE BY PATTI PECK SECONDED BY BECKY EARNEST THAT NEED TO BE RESCINDED WE CANNOT VOTE ON THE ACC IT WILL NEED TO BE BROUGHT UP AT THE NEXT MEETING BECAUSE IT WASN'T ON THE AGENDA.

C. CALL FOR VOTE 7 YES 0 NO

D. DISTRICT PROPERTY MANAGER

A. MOTION TO APPROVE BECKY EARNEST MADE A MOTION TO APPROVE DAN TARNOWSKI FOR THE DISTRICT MANAGER SECONDED BY KATHY STONE.

B. DISCUSSION MARK BODOH SAID HE TALKED TO DANIEL AND HE HOPES HE ACCEPTS THE 65,000 A YEAR WE APPROVED FOR THE SALARY. NEW POSITION WILL START MONDAY FEBRUARY 19, 2024. THE ACCEPTANCE LETTER WILL SAY HE NEEDS A BACKGROUND CHECK.

C. CALL FOR VOTE 7 YES 0 NO

E. KARL BOHNE (SHEREE MORRIS CLAIM) THE CLAIM FOR THIS IS STILL WITH THE EEOC. THE PARK WILL JUST WAIT UNTIL THEY



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CONTACT US WITH THIS MATTER. LET THE INSURANCE COMPANY HANDLE THIS.

DRONES TONY RUSSO WAS CALLED UP TO TALK ABOUT THE DRONES. TONY WENT TO THE POLICE DEPARTMENT HE DOESN'T NEED A LICENSE TO FLY. THE FAA HAS THE FINAL SAY IF HE CAN FLY THE DRONE IN THE PARK. LOT OF DISCUSSION FROM RESIDENTS AND TRUSTEES. NO ACTION WAS TAKEN AND HE WILL BE FLYING FOR RECREATIONAL PURPOSES ONLY.

11. NEW BUSINESS

A. BILLIARDS (TABLE RESURFACING)

A. MOTION TO APPROVE NANCY MILLER MADE A MOTION TO APPROVE THE RESURFACING FOR THE BILLIARDS BECKY EARNEST SECONDED. FOR 3 POOL TABLES THE RESURFACING IS 1900.00 DOLLARS.

B. DISCUSSION THIS IS A GOOD COMPANY TO GO WITH. PURCHASING FROM THIS COMPANY THEY ARE VERY RELIABLE. ALSO, WOULD LIKE THE TRUSTEE BOARD TO PURCHASE 6 CHAIRS FOR 2520.00. THE DECISION IS TO RESURFACE THE TABLES AND PUT THE CHAIRS ON THE WISH LIST.

C. CALL FOR VOTE

7 YES 0 NO

12 HPPOA REPORT BBQ IS MARCH 23, 2024, THE TICKETS WILL BE GIVEN OUT STARTING FEBRUARY 25, 2024 FROM 1:00 TO 3:00. 4 TICKETS WILL BE ALLOWED TO PICK UP FOR NEIGHBORS OR FRIENDS IN THE PARK. THERE WILL BE CLASSES THE HPPOA IS PROVIDING A CPR COURSE AND AN AED CLASS SIGN UP IN THE HPPOA OFFICE. THERE IS NO CERTIFICATION FOR THESE CLASSES.

13 ACC REPORT: ACC WILL BE HAVING A MEET AND GREET FOR THE RESIDENTS TO HELP YOU BETTER UNDERSTAND HOW THE ACC WORKS. THIS WILL BE ON FEBRUARY 22, 2024 ASKING 250.00 FOR THE LUNCH THEY WILL BE HAVING. THE CLASS IS FROM 9:00 TO 12:00 SIGN UP WITH ACC BOARD. THERE IS 2 NEW UNITS COMING INTO THE PARK.

MOTION TO APPROVE 250.00 FOR THE ACC MEETING DAVID KEARNS MADE THE MOTION AND PATTI PECK SECONDED



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CALL FOR VOTE 7YES 0 NO

13.PUBLIC COMMENTS: MAKE SURE THE REALTY COMPANIES KNOW WE ARE NOT A HOA. MAYBE A CLASS FOR THEM TO COME TO FOR OUR SPECIAL DISTRICT. YOU CANNOT BE SUED IF YOUR NOT CERTIFIED TO HELP SOMEONE WHO IS DYING. LIGHTS IN THE CIRCULAR DRIVE NEED TO BE REPLACED. THE PARK NEEDS TO LEARN HOW THINGS ARE TO BE DONE. KAREN FOOTE KNOWS ABOUT THE ACC SHE NEEDS TO BE IN THE OFFICE.

14 TRUSTEE COMMENTS KATHY STONE TALKED ABOUT THE SUGGESTION IN THE BOX THERE WERE TALKS OF PICKLEBALL COURTS, BEAUTIFING THE GAZEBO, ALSO A HANDICAP BUTTON TO GET INTO THE HALL. THE DOOR IS VERY HARD TO OPEN. A RESIDENT ASKED ABOUT THE AIR CLEANER THE PARK PUT IN IS IT WORKING AND BEING CHECKED ON. NEW SOUND SYSTEM FOR THE HALL, BIKE RACK, NEED ANOTHER ONE, THE BUSHES ARE DYING ALONG THE PATH. ALSO, THE NEW ICE MACHINE NOT TO BE LOCKED. TRUSTEES SHOULD HELP IN THE OFFICE SO WE KNOW WHAT HAPPENS EVERYDAY IN THERE.

ADJOURN BECKY EARNEST MADE A MOTION TO ADJOURN KATHY STONE SECONDED. ADJOURNED AT 9.07