



**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

July 8, 2024 – 7:00 PM

Mark Bodoh
Chairman

Toni Beatty
Trustee

Vacant
Trustee

Patti Peck
Treasurer

Barbara Dufault
Assistant Secretary

Kathy Stone
Secretary

Rebecca Earnest
1st Vice Chairman

Cynthia Grose
Trustee

Vacant
Trustee

Daniel Tarnowski
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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REGULAR MEETING MINUTES

July 8, 2024 7:00 pm

- 1. Meeting called to Order: Mark Bodoh 7:03 pm**
- 2. Invocation: Barbara Dufault**
- 3. Pledge of Allegiance: by all in attendance**
- 4. Roll Call: Mark Bodoh, Kathy Stone, Cynthia Grose, Barbara Dufault, Becky Earnest, Patti Peck absent.**
- 5. Chairman Announcements:**
 - a. The ACC Board has 1 vacant chair. If you are interested in serving, please come to an ACC meeting so this committee can submit your letter of intent on your behalf.**
 - b. There are also 3 vacant seats on the Board of Trustees, please submit your letter of intent.**
 - c. Mark Bodoh mentioned the surge protector on your FPL bill. Everyone should make sure they have it. There will be a posted phone number to call.**
 - d. Mark Bodoh, the District Manager and Robert from grounds crew will have a meeting with Top Notch July 9, 2024 at 9:30am. Not meeting the signed contract obligations.**
 - e. Holiday Park bought the two Tax Certificates so next year we can force the sale on Blossom.**
 - f. Kathy Stone read the letter of intent for Toni Beatty. Becky Earnest made a motion to accept Toni Beatty on the Trustee Board seconded by Kathy Stone. Toni Beatty took Position 1 on the board.**

Call for Vote 5 Yes 0 No

- 6. Approval Of Meeting Minutes for 6/17/24 and 6/24/24
Minutes for 6/17/24 Becky Earnest made the motion to approve seconded by Cynthia Grose.**

Call for Vote: 6 Yes 0 No



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Motion to Approve: Minutes for 6/24/24 Cynthia Grose made the motion to approve the minutes seconded by Barb Dufault

Call for Vote: 6 Yes 0 No

7. ACC Report: Mobile on Crystal Court will be torn down next week. Next meeting will be Tuesday 8/6/24 at 9:30.

**8. Assistant Fire Chief Presentation: Brandon McKee. The Assistant Fire Chief will be reaching out to communities to offer emergency assistance with updates about hurricanes and storms. If you have any questions please feel free to talk to Dan Tarnowski they will be working together. Please use their website www.palmbayflorida.org and answer 2 questions. 1. Alert Brevard
2. Shelter Assistance for people who need medical assistance and Special Needs. Good idea is to take pictures of the contents of your belongings for insurance purposes.**

9. District Report: District Manager talked about the inbound gate failing. The cost is 1,723.87 dollars to replace the gate.

Pool Doctors update: Doug from Pool Doctors will be coming out July 29th to repair the issues for the heated pool.

The CVS wall is done. The grounds crew will be painting when the weather permits.

Password Manager: This is like a hub that the District Manager controls so all passwords are in one place. The cost is 175.00 dollars a year. Basically for security.

Delineator posts are here for the green spaces.

9. Old Business:

A. Fine System: Becky Earnest made a motion to repeal all fine systems that were in place before this meeting seconded by Cynthia Grose.

Call for Vote 6 Yes 0 No

b. Fine System: The Trustee Board will be establishing the fine system at this meeting.

Violation Letter: will be hand delivered by the District Manager/mail. The fine letter will be certified mail to the owner who will have 30 days to comply. If the violation is not cured, a hearing shall be



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scheduled with the Board/Committee for enforcement. Notice of hearing shall be sent to the violator by certified mail and posted within the District. The violations that were passed from the Trustee Board will be posted in the case.

Becky made a motion to accept this fine system seconded by Cynthia Grose.

Call for Vote 6 Yes 0 No

B. Changes to Rules and Regulations (Golf Carts) Becky Earnest made a motion to keep the golf carts off the green spaces seconded by Cynthia Grose.

Lots of discussion from the Board and residents.

Call for Vote: 2 Yes 4 No

C. Quit Claim Deeds (New Owner) Steve Prisco would like to rent this property out on 1073 Moonlight Court.

He is the son who has been on the Deed since 2021.

The parents have been in the park a long time. The parents have since passed away.

The daughter has been on the Deed since 2014.

Lots of discussion from the Board and residents.

Becky Earnest made a motion to stick to the rules of the park. They need to have lived in the property for 3 years seconded by Cynthia Grose. No to approve the rental.

Call for Vote 6 Yes 0 No

D. Suggestion Box: There were No suggestions in the box. Kathy Stone mentioned the office is getting painted if anyone would like to help.

9. New Business:

A. Part Time ACC Office Worker: Discussion from the Board and residents. Tabled until next meeting.

10. HPPOA Report: No karaoke on the 20th. July 27th free dance with Ken Nixon.



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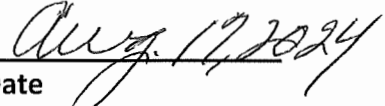
11. Public Comments: Chris Marcelle talked about the cats in the neighborhood. Talked about the Real Estate Sellers- things they need to know before selling. Residents talked about problems at the gate.

12. Trustee Comments/Announcements: Barb Dufault goodnight. Kathy Stone talked about Derrick Pressleys funeral. Becky Earnest mentioned the golf carts. If you don't have a handicap sticker come to the office and get one, or don't park in handicap spaces. Toni Beatty said everything looks different sitting up here.

13. Adjournment: Becky Earnest made a motion to adjourn 9:25pm



Barbara Dufault, Assistant Secretary, Board of Trustee



Date



PORT MALABAR HOLIDAY PARK
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215 Holiday Park Boulevard NE
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July 8th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- The inbound Gate is starting to fail.

2. Main Recreation Hall, Landscape and New Hires:

- Pool Doctors update.
- CVS Wall update.
- Password Manager.
- Delineator Post to stop golf carts on green space.
- Meeting with Top Notch tomorrow at 9am to address concerns.

Best Regards,

Daniel Tarnowski
Special District Property Manager