



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE | Palm Bay, Florida 32907-2196

Office: 321-724-2240 | Fax: 321-724-8166

Website: www.holidaypark@holidayparkfl.com

BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES

August 26, 2024 – 7:00 PM

Mark Bodoh
Chairman

Toni Beatty
Trustee

Vacant
Trustee

Patti Peck
Treasurer

Barbara Dufault
Asst. Secretary

Kathy Stone
Secretary

Rebecca Earnest
1st Vice Chair

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"

September 10, 2024



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE | Palm Bay, Florida 32907-2196

Office: 321-724-2240 | Fax: 321-724-8166

Website: www.holidaypark@holidayparkfl.com

BOARD OF TRUSTEE MINUTES WORKSHOP MEETING AUGUST 26, 2024

1. Meeting called to order by Mark Bodoh at 7:00 PM
 2. Invocation by Barbara Dufault
 3. Pledge of Allegiance by all in attendance
 4. Roll Call: Mark Bodoh, Patti Peck, Rebecca Earnest, Barbara Dufault & Toni Beatty. Absent Kathy Stone & Cynthia Grose
 5. Chairman Announcements:
 - A. The ACC board has several vacant chairs. If you are interested in serving, please come to an ACC meeting so this committee can submit your letter of intent on your behalf. The Board of Trustees is also looking to fill 2 vacant seats. PLEASE submit your letter of intent.
 - B. Adding to agenda - Under New Business D. Religious Services
 - C. Under Old Business - Deleting Community Cats
 - D. There should no longer be any political signs in the park. Refer to Deed Restriction 15
 6. Approval of Meeting Minutes 8/12/2024:

Motion made by Patti Peck & seconded by Barbara Dufault. Motion passed.
5 Yes 0 No
 7. ACC Report: Given by Karen Foote. See attached letter from resident. Discussion followed; Hearing is set for September 17th. Then Karen said any landscaping additions or changes need to be approved by ACC Board. A permit from the city must also be approved by City of Palm Bay for sheds. Items will not be grandfathered in until after 5 years.
 8. District Report: Dan Tarnowski gave his report, see attached. Also stated he is working on a test blast and lights in road if people need to go home etc., working on ideas. FEMA has grant money to help with this project. Also, Top Notch put grass seed near the canal from Moonlight and won't be mowing there for several weeks until grass takes hold. Our Spectrum package it now includes Disney Plus. The Pedestrian gate at the park
-



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

215 Holiday Park Blvd. NE | Palm Bay, Florida 32907-2196

Office: 321-724-2240 | Fax: 321-724-8166

Website: www.holidaypark@holidayparkfl.com

entrance will now be open 8 AM to 6 PM then locked for the night.

9. Treasurer's Report: Treasurer's report given by Patti Peck. See attached.
Motion made by Becky Earnest for the report to be filed for audit. Seconded by Barbara Dufault & passed. 5 Yes 0 No

10. Old Business:

A. Fine System Resolution

Patti Peck made a motion to table this until next meeting, seconded by Becky Earnest. Motion passed 5 Yes 0 No

Don't want fine amounts on the resolution. Only have 4 sections to it: 1. Deed Restriction Violations 2. ACC Violations 3. Policies Violations and 4. Rules and Regulations Violations

Jumped out of order for Wire3 presentation on Fiber Optics. They want to bring fiber optics into the neighborhood. They have not lost service during any of the last 3 hurricanes. They will do bulk pricing and do offer door fees. Probably 8 - 15 months before they could start the infrastructure in our area. See information in flyers or go to Wire3.com website.

C. Rentals "Tax delinquent properties": Need to have more information and discussion before decision is made. Tabled.

D. Part time help in office "ACC": Kathy Richardson is now working 2 days per week but not want it to be an all the time position. Just filling in. It was noted that Shane Hoots is retiring, and Ursula Breunig sold her house and is retiring. Need more discussion & research Tabled until next meetings in September.

11. New Business:

A. Pickle Ball players want to use on shuffleboard court temporarily and paint lines over top. HPPOA will pay for equipment and needs to pay for re-painting shuffleboard courts when done.

B. Suggestion Box Report: There are fire ants at the pool area around red umbrella. Complaint about resident at 463 HPB. The person has moved. Request from resident to have a list at the gate for frequent visitors. Don't need to take time to look up visitors and allow more time for guards to answer



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

215 Holiday Park Blvd. NE | Palm Bay, Florida 32907-2196

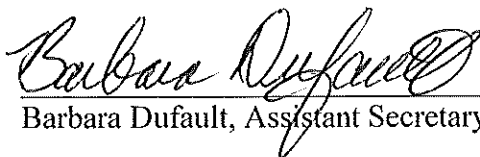
Office: 321-724-2240 | Fax: 321-724-8166

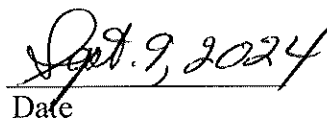
Website: www.holidaypark@holidayparkfl.com

phones etc. How to go about having a party at the pool? Do we need permission. They thought the resident was asking about bringing in outsiders for pool party. No.

C. Religious Services in Recreational Hall: Patti Peck stated that HPPOA had in the past done some investigating and ended up declining the request. There is a person on staff who would like to do this privately and it was decided that was a good idea.

12. HPPOA Report: Jennifer Rhye reported the September activities and said they are listed in the alcove and on Facebook Holiday Park
13. Public Comments: Dave Peck suggested going back to HPPOA for religious services. It is an activity. Karen Foote said we don't have community cats, and she does not do violations, please don't call her. Call the office. She was not happy with the Boards decision to allow the family on Moonlight to rent their property. They did not live here for 5 months as stated. Joan Occhionero questioned the 10 properties owned by one person, what's the status? Dan Tarnowski reported they were sent a letter of compliance and were given 30 days to respond. No response yet. The website is very back dated. Needs to be updated and kept up to date. Diane Russo stated there was no TV service on the hall TV or library last evening. Why?
14. Trustee Remarks: Toni Beatty said things seem to be going well. Barbara Dufault said to have a good evening. Becky Earnest asked for the tables to be more in an octagon shape for our meetings. It's hard to hear. Patti Peck asked if we could get individual microphones? She also said we need to get our appeals process set up and organized. Mark Bodoh said thanks for coming. We are trying to work together for the betterment of the Park. Look for the good things and not the bad while going around the Park.
15. Adjournment: Patti Peck made a motion to adjourn. Adjourned at 9:02 PM.


Barbara Dufault, Assistant Secretary, Board of Trustee


Date



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

August 26th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- 8.20.24 incident in the park "safety"
Spoke to Palm Bay Lieutenant Richar. Holiday Park is now signed up for Code Red.
I would like to start a Facebook page for Holiday Park "office news" this page will only be set up to inform residents of current events such as possible weather issues, police issues, and other information the office will need to get to the residents. It would be called Holiday Park Office News
- Employee meeting

2. Main Recreation Hall, Landscape and New Hires:

- Should we stay or go. Is now posted on web site
- Last bug spraying was done on 6-26-24
- HPPOA is requesting the use of the shuffleboard court. For the use of a temporary Pickle Ball court.
- Should we stay or go in currently on the website
- CMTI is confirming the easement space against sound wall and will advise.
- Issues with Employee's Must come to District Manager.

Best Regards,

Daniel Tarnowski
Special District Property Manager