



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

September 9, 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"



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BOARD OF TRUSTEE MINUTES
REGULAR MEETING SEPTEMBER 9, 2024

1. Meeting Called to Order: Mark Bodoh at 7:00 PM
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: All in attendance
4. Roll Call: Present Mark Bodoh, Patti Peck, Rebecca Earnest, Barbara Dufault, Toni Beatty and Cynthia Grose. Absent Kathy Stone.
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. Liaison between District Manager & Grounds
 - C. Under Old Business: Deleting Community Cats and replacing it with Bookkeeper

Mow-Tivated will speak when Jeff gets here
6. Approval of Meeting Minutes 8/26/2024:

Motion made by Patti Peck and seconded by Becky Earnest.
Motion passed 6 Yes 0 No
7. ACC Report: Barbara Dufault read letters of resignation from Shane Hoots and Ursula Breunig, see attached. Therefore, all ACC applications will be handled by Trustees until such time as we have more people on this committee or until alternates return to the park.
8. District Report: Dan Tarnowski gave his report, see attached. Also, stated we need further discussion and pricing on the fence issue behind 152 Holiday Park Boulevard. He also reminded residents to make sure they have their homestead and other tax exemptions up to date. Ninety percent (90%) of the violation calls by office are being handled without any letter. There was some discussion about carports/driveways and screen rooms. Some were allowed to screen their carports with only room for one (1) car with the understanding when the property is sold, the screen room will need to be taken down. Documented in the file. This needs further discussion.
9. Old Business:
 - A. Fine System Resolution: Per our attorney Karl Bohne, we must put the fine amounts in the



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resolution. Patti Peck made a motion to pass the Resolution 2024-02, seconded by Becky Earnest.

Motion passed 6 Yes 0 No

- B. Bookkeeper: Our present bookkeeper told us she will be out for 6 - 8 weeks to help her husband after surgery. Much discussion by everyone. She might be able to work 1 day a week and then we would hire another part-time person for office. Dan Tarnowski will talk further with her and get back to us.

Jeff from Mow-Tivated talked a little and heard a few complaints which he will address with his crew.

- C. Rentals "Tax delinquent properties": Per our attorney, there is nothing we can do to stop this (property rented but taxes unpaid).
- D. Wire 3 fiber optic lines in park: After much discussion, it was decided to get more information about details (what ifs and contract, etc.). They will put lines in for free, but what if there is a problem?

9. New Business:

- A. Seller to buyer sale of property: Some discussion. Nothing was determined.
- B. Fence behind 152 Holiday Park Boulevard: Already discussed.
- C. Suggestion Box Report: Becky Earnest read them, see attached. New vaping signs will be put up at the pool, etc. The wet deck is anywhere in the fenced area around the pool. Plastic water bottles are okay, but NO glass containers or alcohol are allowed.
- D. Liaison between District Manager & Grounds: Mark appointed David Kearns to this position not to interact with employees but report to the Manager only. Patti Peck mentioned maybe it might seem like we're picking on grounds if we don't have a liaison with any other department.
11. HPPOA: Becky Earnest stated there is still time to sign up for ladies' lunch on Wednesday. Joan Occhionero reminded folks about Karaoke, free dances, and the first dance of the season on October 11th.

Trustee Cynthia Grose excused herself from the meeting at 9:05 PM.

12. Public Comments: Chris Marcelle mentioned the idea of each trustee being a liaison to some department. Annette reported it took 2 grounds personnel to pick up a few palm fronds and take to compound. This is only a one-man job. Also need to check the canal areas and grates in the street for debris from all the rain. David Kearns asked why Chris Marcelle is allowed to run a business in the park while our Deed Restrictions say no. Chris Marcelle remarked about David Kearns ad on Facebook for handyman services. Joan Occhionero reported she saw two



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teenagers coming into the park on the sidewalk while the gate was open during the daytime.

12. Trustee Comments: Barbara Dufault - none. Becky Earnest - There should be no "courtesy" weeding on private lots. Patti Peck asked to have the electric door for entrance into the hall on the next agenda. Also, she would like us to remove the old bushes at the walkway going from Center Lane to the Clubhouse put on agenda. Mark Bodoh stated the park got our \$12,000.00 back from the bank in our fraud case. He also stated there would be NO food anywhere within the fenced area around the pool.
13. Adjournment: Patti Peck made a motion to adjourn. Adjourned at 9:22 PM.

Rebecca A. Earnest

Rebecca Earnest, 1st Vice Chairman, Board of Trustee

10-1-2024
Date



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September 9th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Only one car goes through the gate at a single time.
- Please call in your guest "gate procedures"
- 5 MPH signs
- East coast alarm is looking into a solar panel lighting system to alarm residents.
- Fence behind 152 Holiday Park
- Palm Bay Police Department "senior informative"
- Please respect other people's property and privacy

2. Main Recreation Hall, Landscape and New Hires:

- August 15th Palm Bay was out for mosquitoes, and spraying at this time was not needed. Jim Anderson came to the park 8/30/2024 to discuss our current situation with mosquitos in the park.
- Fence line in front is complete, Trees trimmed around ponds, Hedges are trimmed, green areas trees are trimmed, all trees overhanging the road are trimmed back, holes and filled in on streets.
- Please contact the front office with all lawn care complaints.
- Second certified letter sent to Daniel Kirk
- Fines system update
- Carport's discussion
- Workshop's starting in October
- Employee retention plan

Best Regards,

Daniel Tarnowski
Special District Property Manager

PALM BAY POLICE DEPARTMENT

Senior INFORMATIVE

Join us for a **FREE** 2-hour session
tailored for seniors aged 55 and older.

The event will feature presentations focusing on
Fraud and Financial Security, followed by a talk on
Senior Health Issues, including heat exhaustion,
fall prevention, general health, & more!

Complimentary refreshments, a short break, and
time for discussion will also be included.

**ATTENDANCE IS LIMITED
REGISTER TODAY!**



**OCTOBER 3RD, 2024
1PM - 3PM**

GLENBROOKE AT PALM BAY
815 BRIAR CREEK BLVD
PALM BAY, FL 32905

REGISTER AT:
WWW.PBFL.ORG/PALMBAYSENIORINFORMATIVE

