



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE  
Palm Bay, Florida 32907-2196  
Office: 321-724-2240

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## BOARD OF TRUSTEES

### WORKSHOP MEETING MINUTES

September 23, 2024 – 7:00 PM

Mark Bodoh  
Chairman

Toni Beatty  
Trustee

Vacant  
Trustee

Patti Peck  
Treasurer

Barbara Dufault  
Asst. Secretary

Kathy Stone  
Secretary

Rebecca Earnest  
1<sup>st</sup> Vice Chair

Vacant  
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

WORKSHOP MEETING SEPTEMBER 23, 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 and Toni Beatty. Absent Kathy Stone & Cynthia Grose.
  5. Chairman Announcements:
    - A. The ACC board has 4 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 – Suggestion Box will follow HPPOA report.
    - C. A letter of resignation was read from Cynthia Grose. She is working too many hours to keep up with Trustee things.
  6. Approval of Meeting Minutes 9/9/2024: Motion made by Becky Earnest & seconded by Patti Peck. Motion passed 5 Yes 0 No
  7. Audit Report "Tom Cramer": He reported a synopsis of their findings and reported a clean healthy running of Holiday Park.
  8. District Report: See attached. No Vaping signs are up at pool. A lift truck to clean the sound wall will cost \$2800.00 per month. HOA Life has good references. Residents can respond to violation notices online. For the fence behind 152 HPB we need 310 ft. of fence. The first estimate is \$27,500. The second estimate is \$11,315.00. He will keep looking and checking on barbed wire. There was a discussion about carpools and the minimum parking space of 34 ft.
- ACC will need a special meeting. Document Management Liaison needed for State. He will continue to look into this. The road issue at Blossom and Holiday Park is a large sewer issue. The city will correct this concern. The new washers and dryers will be installed on Oct. 2. Becky Earnest made a motion to increase the dryer cost to \$1.00. Seconded by Patti Peck. Motion passed. 5 Yes 0 No. While getting quotes to install the electric auto door opener into the recreation hall it was determined that the electric will need to be upgraded. The first bid is \$1100.00 and second bid is \$440.82 both from companies we have used in the past.



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9. Treasurer's Report: See attached. Also, posted in hallway. The fraud money was returned to us by TD Bank. Over \$12,000.00. Becky Earnest made a motion to file this report for audit. Seconded by Toni Beatty. Motion passed 5 Yes 0 No

10. Workshop Items:

A. Wire 3 Contract: The contract was received and being worked on. Tabled.

B. Community Cats: Mark read some definitions of community and feral cats and our Deed Restrictions. There is to be no feeding of animals except your own. The biggest problem is the nuisance issue. Violation letters will be sent out.

C. Rentals Application: Mark approved a rental for the property at 385 HPB. This property had been rented before and just getting a new tenant.

D. Door to Rec Hall: Auto open pricing from same company that did our front door. \$3,638.43 plus electric cost \$440.82 = \$4,079.25. Motion made by Patti Peck to approve, seconded by Toni Beatty. Motion passed 5 Yes 0 No

E. 1135 Greenview Letter: Received and discussed. It was decided to stick with the Deed Restrictions. Violation letter will be sent.

The Violation hearing was held on September 17<sup>th</sup> with 18 violations. Most of them had already been completed and corrected. Fine letters will be sent to the remaining violators. Fines are listed as income.

F. Employee Time "Overtime/Holiday": Pay was discussed. The way the computer factors it is very annoying, but no solution was found.

9. HPPOA Report: Jennifer Rhye reported the beginning of the season is October. First meeting will be 10/7 then regular office hours Tuesday and Thursday will start 10/8. Ticket sales start 10/8 for the dance and ladies' lunch. Pancake breakfast tickets will also be on sale for first breakfast November 2<sup>nd</sup>.

10. Suggestion Box: 3 were read. The vaping suggestion has already been corrected.

11. Public Comments: Annette Ragas stated there are weeds in the bushes on the walkway between Center Lane and the parking lot. Also stated lawn crew making ruts in her backyard from turning too fast. Wants the lawn manager to come see her. She also wants to have food allowed at pool. We are adults, we can police ourselves. Joanne Gaughan asked why the audit report is so late. Because of all the turmoil and changes in the office in the past year. Joan Occhionero said someone tried to jimmy their golf cart and steal it last Saturday. Be aware. Annette Eldridge had her golf cart stolen 2 weeks ago. Stated the wet deck on the pool is 4' from railing. David Kearns asked why Chris Marcelle is allowed to sell real estate in the park. She has 2 signs out at present. Walking gate should be always closed. Gary Garcea stated they cannot tell if golf carts or bikes have stickers or not. Need



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more lighting. The bushes along the fence line are full of weeds. Handicap entrance to pool needs to be addressed again. Karen Foote said the rules for the pool in our About Us book say nothing about a wet deck. The wording needs to be the same as the Deed Restrictions. David Kearns stated Chris Marcelle has been selling real estate in park since 2022. Mark Bodoh stated a violation letter will be sent, and she will be asked to remove the signs tomorrow. Diane Russo asked what the cost of the walking gate was \$500.00 just because a few complained it still should be closed all day.

12. Trustee Comments: Toni Beatty thanked the audience for their input. Patti Peck said a solution to ACC meetings needs to be made soon. Becky Earnest said to look for the good things in the park to comment on and not the few minor issues. Also, we desperately need some people to step up to be a Trustee. We need help in keeping our park a good place to be. Barbara Dufault said good night. Mark Bodoh said to keep an eye on the weather. We have a potential cyclone/hurricane for the west coast of Florida. We will also have issues here.

13. Adjournment: Becky Earnest made a motion to adjourn. Adjourned at 8:59 PM.

Rebecca Earnest  
Rebecca Earnest, 1<sup>st</sup> Vice Chair, Board of Trustees

10-15-24  
Date



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September 23rd, 2024

Port Malabar Holiday Park Trustees:  
Manager's Report

**1. Safety and Security:**

- Please call in all your guest in.
- Palm Bay Police Department "senior informative" is looking to doing a workshop here at Holiday Park with Officer Campbell
- Sylvia Cotto has put in her 2 weeks' notice as of 9/13/24 last day will be 9/26/2024

**2. Main Recreation Hall, Landscape and New Hires:**

- Sound wall update "private property"
- Going to power wash front pond deck
- HOA Life
- Second certified letter sent to Daniel Kirk Received it September 11<sup>th</sup> will follow up on October 11<sup>th</sup>
- Starting work on carport this week. Plan on rec hall carport being closed over the weekend
- Fence behind 152 Holiday Park
- Carports
- Document Management
- 1135 Greenview
- Items in lawn /political signs
- Roads
- Washers and Dryers "new machines installed 10/2" need to adjust price of dryer to \$1.00
- Minimum wage increases to \$13 per hour

Best Regards,

Daniel Tarnowski  
Special District Property Manager