



# 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

### SPECIAL MEETING MINUTES November 19, 2024 – 1:00 PM

Becky Earnest  
Chairman

Toni Beatty  
Trustee

Vacant  
Trustee

Patti Peck  
Treasurer

Barbara Dufault  
Asst. Secretary

Kathy Stone  
Secretary

1<sup>st</sup> Vice Chair

Gary Vincent  
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"**



# 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

---

## Board of Trustees

### Special Meeting Minutes November 19th, 2024, 1:00 pm

Meeting Call to Order: Becky Earnest 1:00 pm

Invocation: Barbara Dufault

Pledge of Allegiance: By all in attendance

Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Gary Vincent and Barbara Dufault.

Karl Bohne Jr. "5 Chair Board": Karl Bohne came to talk to the Trustees and residents about a 5 chair board pros and cons. The lawyer said there are no pros and cons of a 5 chair board. We are a Special District which means we are governed by special laws, like the Sunshine Law. A Special District we are taxed. A fee every month gets paid at the end of the year with our taxes. Statute 418 requires the Board to be a 9 member board by law. Our lawyer asked the attorney general if we could conduct business with the 5 chair board, yes you can with a majority vote. To go to a 5 chair board we would need to talk to the legislation and there are rules, like getting a sponsor to Charter the District, getting the legislation to pass the bill, authorization from the City of Palm Bay and holding a special election of the electors in the District. The cost to go from 9 chair board to 5 chair board could cost anywhere from 5,000 to 10,000 that's just an estimate.

Questions asked:

Can the District use YouTube for our meetings? Yes, as long as there is translation for hearing impaired people to read.

Explain what a Deed Restriction is. These are the rules and regulations for our Special District.

What is a Special District? A Special District is a local government that provides public services to a specific community within a limited geographic area.

Explain why we can or cannot apply for grants. The District can apply for grants.

Explain why we have trustees on the Board that have broken the Sunshine Laws and left and came back. They were either elected or appointed. Unless you're found guilty of violating the Sunshine Law you can be on the Board.

Does the Park have a legal right to have someone removed from the park? If you are an owner, you cannot be removed from the park.

Can we insist all employees of Holiday Park be paid by direct deposit No you cannot.

How can we get all owners and renters to sign off that they understand the About Us Book.



**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

---

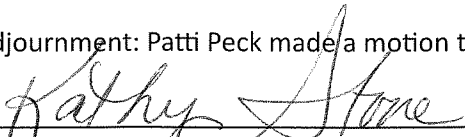
You can't make people sign for the book but they still need to follow the rules and regulations. Having them sign for the book is proof they have the book.

Explain the legal action that was dropped against Gary Vincent and Sheree. The discrimination plea was dropped because Sheree didn't follow through with the proceedings.

Assuming a Trustee needs to be removed, what is the process? It's not easy to remove a Trustee. It can be done through recall.

All these questions were answered and covered by the lawyer.

Adjournment: Patti Peck made a motion to adjourn 1:43pm.

  
\_\_\_\_\_  
Kathy Stone, Secretary, Board of Trustee

  
\_\_\_\_\_  
Date