



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

WORKSHOP MEETING MINUTES

November 25, 2024 – 7:00 PM

Becky Earnest
Chairman

Toni Beatty
Asst. Trustee

Vacant
Trustee

Patti Peck
Treasurer

Barbara Dufault
Asst. Secretary

Kathy Stone
Secretary

1st 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"



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Workshop Meeting Minutes
November 25, 2024 7:00 pm

1. Meeting Call to Order: Becky Earnest 7:00 pm
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: By all in attendance
4. Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Gary Vincent and Barbara Dufault.
5. Chairman Announcements:
 - a. The ACC Board has 4 vacant seats. 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. Correspondence: Jessica Saeger Thank you card for the pay raise.
 - d. December Meeting Dates: December 20th, 2024 1:00pm Workshop Meeting
 - e. Treasurer's Report: To appoint a Assistant Treasurer
 - f. Workshop Agenda adding letter K. Use of you-tube
6. Approval of Meeting Minutes for 11/11/2024 and 11/19/2024:
 - a. Patti Peck made a motion to approve the Minutes for 11/11/2024 seconded by Barbara Dufault.
Call for Vote: 6 Yes 0 No
 - b. Toni Beatty made a motion to approve the Minutes for 11/19/2024 seconded by Patti Peck.
Call for Vote: 6 Yes 0 No
7. ACC Report: No Report
8. District Report: Jeff from Top Notch with questions or concerns. Top Notch doing a good job. Safety and Security: Please one car at a time through the gate. Please drive 15 mph through the park. Heated Pool is best at 85 degrees. Solar panels on the roof are working for the pool to stay heated. Debris will be picked up, still on Republics list.
Main Recreation Hall, Landscape and New Hires:
Wire 3 Update: Contract was updated with the right time for the park to be added to the next agenda.

Parking lights upgrade: One of the residents fell in the parking lot. Employees since have put reflective tape on top of the parking bumpers and motion sensor lighting on each post so they will light up at night. Cornelius Company estimated 1767.01 to fix a couple of lights that don't work . One on the side of the building and one by the card room. Will go on the agenda for the next meeting.



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Grounds building roof: 3 estimates for the roof. 3 LP Roofing Inc, Pit Crew Roofing and Florida Native Roofing. Board will decide if it's best with wood or metal. Cost anywhere from 7,000 to 15,000 dollars. Next meeting agenda.

Rec Hall Pond water level: Need to purchase a pump for the Rec Hall pond cost is 2,499 dollars plus hoses. There is an option to rent a pump. Will be put on the next agenda.

Generator update: One of the residents in the park had a great idea to install a transfer switch then just rent a generator. The cost would still be 40,000 to 50,000 dollars. The transfer switch by itself is 38,450 dollars. Total price for the transfer switch and generator would be 121,575 dollars.

Surveillance system upgrade "Gear Face:" Gear Face is updating the equipment in the office. Daniel asked the Board to think about doing cameras on the gates, compound and on the gates for added protection. The District Manager will get estimates.

Bookkeeper: Mandi will no longer be the bookkeeper, and will help train the new person.

Daniel Kirk update: The mobile with the lease still on it is up in April. The mobile will be sold after that.

Holiday Park Streets: Daniel has been working with Richard Pavers since May. The roads in the park need to be fixed. Dan met with the company and got a price. Included in the price is the milling of all roads, laying a rubber adhesive down and bringing the asphalt up to the sidewalks. The concrete drains in the middle of the streets will be fixed with asphalt. The drain system throughout the Park will be fixed with collars. The whole park will be painted with the lines along the street and both parking lots. Estimated cost is 1,750,000 dollars. The cost in 2010 was 3.5 million dollars. Update next meeting still working on 2 more estimates.

9. Treasurer's Report: Patti Peck gave the Treasurers Report for October. Kathy Stone made a motion to approve the Treasurer's Report seconded by Toni Beatty.

Call For Vote: 6 Yes 0 No

Barbara Dufault made a motion to approve Toni Beatty for assistant Treasurer seconded by Patti Peck.

Call for Vote: 6 Yes 0 No

10. Workshop Items:

A. Kitchen Update: Karen Carreiro updated the Board on the renovation for the kitchen and Rec Hall. Talk was to renovate everything kitchen and Rec Hall at the same time. The estimate for the kitchen was 150,000 to 160,000 dollars when this was being discussed before back in April of 2023. Daniel will check into the pricing. Will be put on the next agenda.

B. Meeting Hours: The Trustees would like to have one meeting during the day and one at night during the month.

Email: holidaypark@holidayparkfl.com



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C. Rec Hall upgrades: Karen Carreiro put a proposal in the Trustees box that she would like to go ahead to do the drapes in the Rec Hall and in the craft room. Around the stage and also the walls in the Card Room.

Patti Peck made a motion to approve the go ahead with the drapes, stage skirting and card room walls seconded by Toni Beatty. Estimated cost 814.00 dollars.
Call for Vote: 6 Yes 0 No

D. 1067 Moonlight Ct. "rental": This rental was voted on at the last meeting. It was requested to be discussed again. Toni Beatty made a motion to not allow this mobile as a rental seconded by Barbara Dufault.
Call for Vote: 6 Yes 0 No

E. Business in the Park: DR reads, No trade business profession or any other type of commercial activity shall be conducted on any lot. The discussion was to come up with a better verbiage of what this means. NO DR is being changed. This is the wording the group came up with. No trade, business, or any other type of commercial activity that would bring traffic continuously in and out of the park, shall be conducted on any lot. Any other service provider is acceptable, including working for Holiday Park residents or potential Holiday Park residents only. This will be in the glass case for residents to see and put on the agenda for the next meeting.

F. Fence behind 152 Holiday park: Waiting on the permit so the work can be done. Kathy Stone made a motion to fix the fence Patti Peck seconded.
Call for Vote: 6 Yes 0 No

G. Generator for Rec Hall: This was discussed in the District Report.

H. Wire 3: Barbara Dufault made a motion to accept the contract for Wire 3 to put in fiber optic in the park seconded by Kathy Stone.
Call for Vote: 6 Yes 0 No

I. Pump for water in the Park: Barbara Dufault made a motion to buy the pump for the park seconded by Gary Vincent.
Call for Vote: 6 Yes 0 No

J. You-Tube: We found that we are in compliance. We will keep You-Tube.

11. Suggestion Box: The suggestions were discussed.

12. HPPOA Report: Karen Carreiro reported all the festivities happening in the month of December.

13. Public Comments: Chris Marcelle commented about the District rules and regulations of the Park.



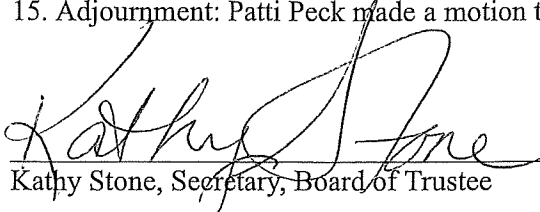
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14. Trustee Comments/ Announcements Becky Earnest would like the residents to read the charter. If you have any questions or comments, bring them to the next meeting. Gary Vincent commented on the pay raises being under budget. Patti Peck mentioned a Christmas Party for the employees. Put on the next agenda.

Board members wished everyone Happy Thanksgiving!!!

15. Adjournment: Patti Peck made a motion to adjourn 8:56 pm



Kathy Stone, Secretary, Board of Trustee

12-12-2024
Date