



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

December 9, 2024 – 7:00 PM

Becky Earnest
Chairman

Toni Beatty
Asst. Treasurer

Vacant
Trustee

Patti Peck
Treasurer

Barbara Dufault
Asst. Secretary

Kathy Stone
Secretary

Vacant
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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**Board of Trustees
Regular Meeting Minutes
December 9th, 2024 7:00 pm**

Meeting Call to Order: Becky Earnest 7:00pm

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.

Chairman Announcements:

- a. The ACC Board has 3 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. New Business adding letter D. Reorganizational meeting
- d. Old Business adding letter I. Charter Questions

Approval of Meeting Minutes for 11/25/2024:

**Patti Peck made a motion to approve the Minutes for 11/25/2024 seconded by Toni Beatty.
Call for Vote: 6 Yes 0 No**

ACC Report:(2) residents will apply for ACC alternates.

District Report: Jeff from Top Notch with questions or concerns. The complaint was the grass blowing up against the cars and sticking as they edge the sidewalks and carports. Suggestion was a yellow flag for them not to edge. Top Notch will be removing a tree from the green space on 424 Holiday Park cost \$600. Top Notch doing a good job.

Safety and Security: NO GLASS in the recyclable please.

The District Manager gave the Board an update from Gearface Electronics. To bring our security cameras up to date and code by the State of Florida will cost \$17, 977.08. This will be put on the next agenda. Fix the oldest parts first and proceed from there.

The Park is still having a lot of complaints on speeding. PLEASE DRIVE 15mph in the park.

**Main Recreation Hall, Landscape and New Hires: Storm debris will be picked up this week.
HOA Update: The HOA life is being installed on the computers in the office This program is designed for homeowners association. The office will recreate the program to fit Holiday Park. Adding Deed Restrictions, About Us Book, all policies, addresses, e-mail addresses and phone numbers will be added.**

Email: holidaypark@holidayparkfl.com



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Washing Machine/Dryers Update: The washing machines and dryers are being updated for credit card use. The dryers will be a dollar to use. They replaced the hoses on the machines for the Park at no charge.

Tree Trimming: The lift is here to clean the wall. This also can be used to trim some of the trees in the Park. The tree service would be used for the Australian Pines by the compound fence.

Sound Wall Update: The lift is going to be used to clean the sound wall. Going to experiment with a soft chemical first. If not doing the job they will use a stronger chemical to clean with.

Dogs in the Park: The Park has a 25 lb. weight limit. This also pertains to visitors that come to the park. There will be an immediate fine if the rules are not followed.

The Fence behind 152 Holiday Park: Applied for Park Permit. The City says it is a residential area. The District Manager is getting more information, will update the Board at the next meeting.

Wire 3: The surveying has started with Wire 3. This is the company putting in fiber optics.

Old Business:

- A. Grounds Building Roof:** This was discussed with the District Manager and the Trustees. More to come at the next meeting. The decision is still whether we put on shingles or metal. The cost is anywhere from \$7,000 to \$15,000.
- B. Kitchen/Rec Hall Renovation:** Todd Thomas Homes came and went over everything that was asked to be renovated in the kitchen from last year. The Rec Hall was added to the renovation. Todd Thomas Homes will get the estimate to us by the end of the week. What needs to happen first is the plumber and electrician need to come and look at the building before we can start the renovation. Put on the next agenda.
- C. Business in Park:** Becky Earnest talked about adding some wording before explaining the business in the park paragraph. Should we add to the paragraph, no advertising on golf carts, no yard signs and no direct mail. Will be put on the next agenda.
- D. Moving Money to a higher interest rate Bank / Overage Money:** Patti Peck talked about moving money around for a better interest rate. Key points that were talked about were the interest rate from 2.4% to 5.4%. TD Bank is the bank of choice. Accounts: Operating, General Fund (includes Reserve allocated money) and Prime. The Trustee Board talked about moving money into the Prime from the reserve at 5.4% interest. Patti Peck made a motion to put \$20,000 from the 23-24 contingency line into a new reserve line item with the title to be determined seconded by Gary Vincent.
Call for Vote: 6 Yes 0 No



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- E. **Main Building Lights:** The District Manager would like to replace 2 lights one by the parking lot and one facing the front street. Toni Beatty made a motion to replace the 2 lights at a cost of \$1,314.45 seconded by Patti Peck. Cornelius Electric will be doing the work.

Call for Vote 6 yes 0 No

- F. **YouTube:** Becky Earnest made a few suggestions about YouTube. 1. Not to let the residents watch youtube when we have the meeting. 2. Make it private so only residents can see the meeting. Patti Peck suggested making it private for just Holiday park. Will be on the next agenda.
- G. **About Us Book:** First meeting in January we will be going over the Deed Restrictions one at a time. Please read the DR's if you have any questions or comments bring them to the next meeting. Looking to get more residents informed about the DR's.

New Business:

Paving of the roads in the Park: Richards Paving has given the District Manager a price of \$1,750,000. The District Manager will be getting two more bids. Here's what we know they are doing: removing all the concrete drains down the center of the roads. Milling all the roads, putting an asphalt coating down with a 2" asphalt on top. They will be taking every collar around every drain and replacing it so there won't be any cracks in the road. This will prevent any water from seeping through. It will end up being one smooth uniform solid paving down the middle of the road. Pricing from 2010 to do the roads was 3.2 million. Working on a bond at 4.78 % interest. Bond and paving of the roads on the next agenda.

Holiday Gifts/ Party: The District Manager gave us an update: \$1575 for the gifts. Party with food and snacks not to exceed \$750. Holiday Party is for the Employees, Board Members, ACC Board, HPPOA Board. Date December 23, 2024 at noon. Patti Peck made a motion for the Staff Holiday Christmas Party/Bonus not to exceed \$2325 seconded by Kathy Stone.

Call for Vote 6 Yes 0 No

Suggestion Box: Kathy Stone mentioned getting the basketball hoop fixed. It was rusted and some young kids were hanging on it and it broke off. New one was ordered and being put up. Thank you for decorating the hall. All volunteers did a great job!

Reorganizational Meeting: January 7, 2024 at 1:00 pm.

HPPOA Report: Lots of Special Events going on in the month of December. Get your calendar in the Alcove.

Rentals Application: No applications

Public Comments: Bob Adey asked a few questions about the new roads. Dave Peck mentioned getting a Finance Committee together to move the money into an account for a better interest rate.

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Kathy Stone mentioned one of the residents would like to see if it's possible to pick up garbage once a week instead of twice a week. The concern was the big trucks coming on our roads too much. Chris Loker asks about the generator. The reason the Board and District Manager checked into it was because residents were concerned about the people in the park when the electricity goes out.

The cost is \$121,000 no action has been taken. Bruce Crabb mentions the Federal Reserve is going to drop the interest rates next year.

Trustee Comments/ Announcements: Gary Vincent talked about the roads. Toni Beatty said this meeting we got a lot of good information on the roads. Patti Peck said decorating looks awesome! Barbara Dufault the Hall looks great. Becky Earnest the Hall looks great. Merry Christmas to everyone and Thank You for coming.

Adjournment: Patti Peck made a4 motion to adjourn. Adjourned at 9:10 pm.



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December 9th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Glass on the park roads.
- Gearface Surveillance upgrade
- Complaints about speeding on Holiday Park.

2. Main Recreation Hall, Landscape and New Hires:

- Top Notch
- Hoalife Update
- Washing Machine/Dryers update
- Tree Trimming
- Sound Wall update
- Dogs in the park 25lbs even visiting dogs, and must be on a leash
- Fence behind 152 Barbwire"
- Wire 3 has started surveying the park

Best Regards,

Daniel Tarnowski
Special District Property Manager

