



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

December 20, 2024 – 1:00 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
Workshop Meeting Minutes
December 20, 2024 1:00 pm**

Meeting Call to Order: Becky Earnest 1:03pm

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. **Correspondence Barbara Dufault**
- d. **New Business letter A. Reading of the Bond**

Approval of Meeting Minutes for 12/9/2024

**Barbara Dufault made a motion to approve the Minutes for 12/9/2024 seconded by Patti Peck.
Call for Vote: 6 Yes 0 No**

ACC Report: No report

District Report:

Safety and Security: Please let all guests and deliveries know the speed limit in the park 15mph. Only gas fire pits are allowed in the park. NO burning of leaves or garbage is allowed.

Main Recreation Hall, Landscape and New Hires: Kyle from Top Notch was here to address concerns and questions. Sprayed all weeds in the driveways and cracks. Yellow flags will be for not blowing the driveways.

Bond update: Karl Bohne referred the park to a Bond Lawyer. The District Manager talked to Mark Mustain for help with the Bond. Will be put on the next meeting agenda.

Information request: The District Manager would like to start charging for multiple copies for anyone in the park. The Florida Statutes Chapter 119 is also known as the "Public Records Law." Public records include any document, material, or information created or received by a public agency in connection with official business. This includes documents, photographs, films, sound, recordings, and data processing software. Will be on the next regular agenda.

Email: holidaypark@holidayparkfl.com



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Front gate electrical:The light pole and guard house have an electrical short somewhere. Will be fixed next week.

Sound wall update: The District Manager gave the residents and Board members an update on the sounding wall. The lift was causing problems for a couple days. The company worked on the machine and now it's back to working. Reimbursed the park for the down time. It's slow going but the wall is looking good. Will need to seal it about every 2 to 3 months so the wall doesn't get as bad again.

Wire3 update:The District Manager gave the residents and Board an update from Wire3. The front yard is not an easement,they will not be going through your front yard.They will be using the back and sides of the property. The plan has to be redirected so more information to come.

Tree Trimming: Alpine was in to address the trees in the park. Here is their proposal. Trim and top Australian Pines in Compound, 1031 Laurel Ct,trim Oaks in back, 400 HPB remove and grind dead Norfolk Island Pines, 2 Silver Palms at entrance, back pond remove dead branches away from path to Observation Dock, trim Reclinata behind guard shack, remove tree that fell on fence at 152 HPB between shed and compound and 2 Palms on the green spaces. The estimate is \$2650.

192 Holiday Park complaint: The resident said she had rats from the debris they picked up by the compound. Comments were made. No action taken.

Treasurer's Report: Patti Peck gave the Treasurer's Report. Kathy Stone made a motion to accept the report for November Audit as read Toni Beatty seconded. \$20,000 that was allocated for the 23-24 contingency line into a new reserve item line still needs a title.

Call for Vote 6 Yes 0 No

Workshop Item

Moving Money: Patti Peck gave the Board an update about investing money. The discussion was moving money to the prime and CD's with higher interest rates. Patti Peck made a point that if we get a bond, we don't have to make a payment for a year, take the money in our reserve account that we have for the roads which is \$175,000 and invest that into prime which the interest at this point is 4.87%. Then also consider taking \$300,000 and invest that into CD'S which at this time is making 4.08% interest. For the CD's you must invest \$100,000 to start. What was suggested is a ladder effect which means you would buy a CD for 2 months on the first day, then a second one on day 20, and a third one on day 40 etc. Remember the deposits must be made according to Chapter 280 Florida Statute for Special Districts to be covered by Florida's public deposit program. This is a statewide collateralization program that protects public deposits. Patti Peck talked to a TD Representative and he assured her the money that is in TD Bank is 100% covered and not limited to \$250,000 FDIC.

Gary Vincent made a motion to allow Patti Peck and a committee to decide which way the park wants to go(prime, CD'S) and how much money to invest seconded by Toni Beatty.
Call for Vote 6 Yes 0 No



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Surveillance “Gearface”: The estimate from last meeting was \$17,977.08 to bring the camera equipment up to date. The Tillman Canal is a priority. The Police Department feels this is an area where people are getting into the park. This price doesn't include the Tillman Canal. The District Manager will get more information for the Board. Put on the next agenda.

C. Rental Applications: No rentals. Jason Turcotte was here taking care of his mother until she passed away in February. He owns the mobile and would like to move into the park. The problem is he is not 55 yet. He turns 55 in September 2025. The discussion was letting him move here and allowing him to live in the park. Gary Vincent made a motion to allow Jason Turcotte to move into the park Toni Beatty seconded.
Call for Vote 4 Yes 2 No Becky Earnest, Patti Peck.

D. Rec Hall upgrades: Todd Thomas Homes is going to give the park an estimate for the Hall. It's taking a little longer because he was working on the estimate for the kitchen. The District manager is getting another estimate from Sposi Construction for the Rec Hall. This construction company doesn't want to do the kitchen without an engineer to look at it first. Todd Thomas Homes has their own engineer so he will be getting us an estimate for the Kitchen and Rec Hall. The District Manager is having a hard time getting 3 estimates. It will be put on the next Workshop agenda.

E. Kitchen upgrades: Karen Carreiro gave the Board an update for the kitchen renovation. Todd Thomas Homes estimate is between \$145,000 and \$155,000. The plumbing and electrical would need to be checked out first before we can proceed. Patti Peck made a motion to renovate the kitchen with Todd Thomas Homes Toni Beatty seconded.
Call for Vote 6 Yes 0 No

F. Business in the Park: Rules and Regulations. Our Deed Restrictions Article 11 Section 2B, states “ No trade, business, profession, or any other type of commercial activity shall be conducted on any lot.”

To facilitate residents helping other Holiday Park residents and potential Holiday Park residents (as in Real Estate Agents, etc.) the Rules and Regulations have been established as “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 resident service provider shall be acceptable with working for Holiday Park residents or potential Holiday Park residents only.

There is to be no advertising on golf carts or other vehicles, no yard signs and no direct mail advertising, etc. You may advertise your service on a 3x5 card on the bulletin board at the Clubhouse and the HPPOA Phone Directory.

Gary Vincent made a motion to make this change in the Rules and Regulations Barbara Dufault seconded.

Call for Vote 6 Yes 0 No

G. Grounds Roof: The 4 Roofing Companies are- Florida Native Roofing, Pit Crew Roofing, 3LP Roofing and Heart Roofing. The Trustees would like to go with a metal roof. Kathy



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Stone made a motion to go with 3LP Roofing metal roof(with new roof decking exposed fasteners) for \$11,200 Patti Peck seconded.

Call for Vote 6 Yes 0 No

H. Youtube: The Trustees decided to have it private, keeping it video and audio just to the Holiday Park residents. Toni Beatty made a motion to keep it private with video and audio Patti Peck seconded.

Call for Vote 6 Yes 0 No

I. Time for Meetings: Discussion was to have one meeting at 7pm and one meeting at 1pm to see if we can get more residents to come to the meeting. Trustees decided to leave the 7pm meetings.

New Business: Reading RFP Bond: Kathy Stone read the RFP Bond. This Bond needs to be read at two meetings. This Bond was prepared by Dan Tarnowski and Jessica Saeger. This will be put in the glass case for residents to look at.

11. Suggestion Box: Kathy Stone read the complaint about Robert and DeWayne and the lift. The District Manager explained to the residents what was happening with the lift. It broke down for a couple of days, yes the company is going to reimburse the Park for the down time. Remember for safety reasons it's required to have 2 people on the job. The District Manager did come in on the weekend with Robert Peterson to work on the wall. The reason being Daniel Tarnowski wanted to get a feel for the power washer and how it was working. The power washer is doing a great job, however the paint is coming off which is upsetting. The problem is the park waited too long to clean the wall. What Dan Tarnowski would like to do is use a degreaser on the wall every 2 to 3 months to keep the black from coming back, which is the reason the paint is coming off, not the power washer.

12. HPPOA Report: Karen Carreiro told us about all the activities and Special Events going on in the park.

13. Public Comments: Steve Ambrose mentions bird feeders attracting rats. Chris Marcelle talked about the 80/20 rule(Civil rights Act of 1968 it was amended to allow 20% of the neighborhood to be under 55.) Karen Carreiro mentioned Andy, the gentleman that's doing the skirting and sound panels for the card room will be here between Christmas and New Years to install them both. Thank You to all that helped paint. Bob Adey talked about hardship for residents in the park, and the Trustees made the right decision for Jason Turcotte to be able to live in the park. Bob Adey commented on Dan Tarnowski figuring out what needs to be done with the wall and going the right way with it. Whoever is complaining about the work being done on the wall should be at the meeting explaining their position on it. Bob Adey mentioned, we as Trustees are working for residents of the park and spending money appropriately and putting it where it is needed is our job. If you have a complaint please come to the meetings and voice your opinion on the matter. Linda Santamaria was concerned about safety in the park. Can we somehow be informed when



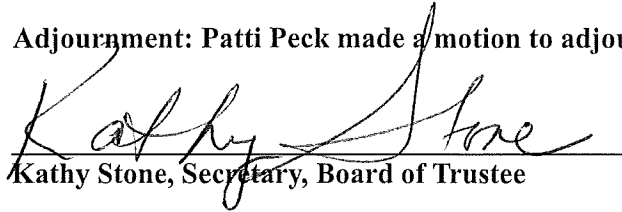
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there is a concern? When the office gets the HOA Life up and running this can inform residents about what is happening in the park. Brian Bodoh mentioned HPPOA has everyones e-mail get the list from them. Kay Allen mentioned safety with the lift. Be careful.

13. Trustee Comments/ Announcements: Merry Christmas and Happy New Year from all Trustees. Toni Beatty along with Gary Vincent said the meetings are going great. Gary Vincent thanked Karen Carreiro for hanging in there with the kitchen, finally it's going to get done. Next meeting is a Reorganizational Meeting on Tuesday January 7, 2025 and 1pm.

Adjournment: Patti Peck made a motion to adjourn. Adjourned at 3:50pm


Kathy Stone, Secretary, Board of Trustee

1-15-2025
Date



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MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

December 20th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- The speed limit is 15mph in the park. Please advise all guests and deliveries. 15mph speed limit in the park.
- Only gas firepit are allowed in Holiday Park. There is no burning leaves and garbage.

2. Main Recreation Hall, Landscape and New Hires:

- Top Notch "Jeff Koch" to address concerns about lawns
- Bond update
- Information request "could we start charging fee's"
- Front gate electrical
- Sound wall update
- Wire3 Update
- Tree trimming
- 192 Holiday Park complaint

Best Regards,

Daniel Tarnowski
Special District Property Manager

