



**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

**MEETING MINUTES**

**Regular Meeting Minutes**

**January 13, 2025 7 PM**

**Becky Earnest**

**Chairman**

**Toni Beatty  
Asst. Treasurer**

**Barbara Dufault  
Trustee**

**Patti Peck  
Treasurer**

**Vacant  
Trustee**

**Kathy Stone  
Secretary**

**Vacant  
1st Vice Chair**

**Gary Vincent  
Asst. Secretary**

**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 cell phones 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"**

Email: [holidaypark@holidayparkfl.com](mailto:holidaypark@holidayparkfl.com)



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Meeting Called to Order: Becky Earnest at 7:01 PM

Invocation: Becky Earnest

Pledge of Allegiance: by all in attendance

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

Chairman Announcements:

- a. The ACC Board has 3 vacant seats. If you are interested in serving, please come to an ACC meeting so the 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: Thank you from Jessica Saeger for the Christmas bonus.
- d. Food Bench: Please just food nothing else.
- e. Open Fire: Must be a propane tank 30 lbs. no bigger. No open fires.
- f. Delete H under Old Business
- g. Add installation under ACC
- h. Under Minutes add 01/07/25

Approval of Meeting Minutes for 12/20/2024 and 1/7/2025:

Patti Peck made a motion to approve the 12/20/2024 minutes seconded by Toni Beatty.

Call for Vote: 5 Yes 0 No

Patti Peck made a motion to approve the minutes for 1/7/2025 seconded by Gary Vincent.

Call for vote 5 Yes 0 No

ACC Report: Kathy Stone read the letter of intent for Larry Small to be an alternate on the ACC Board. Larry Small was sworn in by Kathy Stone.

District Report: Question was if Holiday Park were to hire someone with a Medical Marijuana Card what rights do we have? The employee could already be hired and have one should they tell the office? This will be researched more. Put on the next agenda.

NO PARKING vehicles on the streets you will get a fine. Read your About Us Book for more explanation.

HOA Life is just about ready to launch. Each resident will have their own portal.

Grounds building roof will be worked on this week.

Sound Wall update: \$4,758.30 Material \$995.01 additional labor. Total cost \$5753.31.

Bond Update: More information to come. Working on the numbers for the loan. It will not be a bond but a loan.

Surveillance Upgrade "Gearface": Gearface will be in the Park on 1/14/2025. They will be looking at the Tillman Canal and Americana Gate. The server we will need to get the price is \$6000. Put on the next agenda.

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Office is going to start charging for records request \$1.00 a page.

Compound Stickers are due by March 15, 2025.

Driveways are to accommodate 2 cars. Size 34' x 11' new homes are 34' X 12'. Discussion to come.

### Old Business:

- A. 1135 Greenview: A phone call will be made to the residents to see if the son has moved out.
- B. Rentals Application: 1140 Lindsey Ct. Dave Leblanc is renting to Roy McClure. No discussion is needed.  
465 Holiday Park Rebecca Ransier would like to rent a room in her mobile. Trustees granted her permission to have someone live with her.
- C. YouTube: There is a private Youtube link on the Holiday Park website for Holiday Park residents only.
- D. 352 Holiday Park and 425 Holiday Park "Constance Mavis" Mrs. Mavis approached the Trustee Board wanting to keep both mobiles. You can only own one mobile in the Park. This will be brought up at the next meeting.
- E. Transferred Money: Patti Peck explained the \$20,000 she moved into the reserve, the line item will be called fixed assets. Patti Peck explained where she moved the money to. She moved \$100,000 into a CD at TD bank at 4.14%. She moved \$300,000 into Prime at 4.7%. 1/21/2025 she will open a second CD for \$100,000.
- F. About Us Book "Updates" Residents can come next week to the clubhouse and pick up the updates for the year. It will be posted for days and times.
- G. Tree Trimming: \$2650 for trimming the trees. Patti Peck made a motion to approve the tree trimming up to \$2650 Toni Beatty seconded.  
Call for Vote: 5 Yes 0 No

**Suggestion Box:** A suggestion was made to fix the black gate coming into the clubhouse it needs to swing out. Advertise for outside guests to use the Clubhouse for parties to help with the renovation of the kitchen.

**HPPOA Report:** Look in the alcove for all the activities and events going on this month.

**Public Comments:** A few comments were made about the fees going up in the park.

**Trustee Comments / Announcements:** Thank you for coming. Spending is necessary to keep the park looking nice.

**Adjournment:** Toni Beatty made a motion to adjourn. 8:54 PM.

  
Kathy Stone, Secretary, Board of Trustee

1-29-2025  
Date

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# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE  
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January 13<sup>th</sup>, 2025

Port Malabar Holiday Park Trustees:  
Manager's Report

## 1. Safety and Security:

- Please drive the speed limit 15MPH let your guest know your deliveries 15MPH is the speed limit
- Only one car can go through the gate at a time. If the tail gating continues, we will look to put a second hump on the inbound lane.
- Medical Marijuana card "New Hires"
- Parking on the street

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

- Wire 3 Update
- Grounds building roof update will start 1/16
- Sound wall update \$4,758.30 Material \$995.01 of additional labor. For the total of \$5,753.31
- FDOT Meeting 1/10/2025
- Bond update
- Surveillance system upgrade "Gear Face"
- Office will be charging \$1.00 per page for records request
- Compound Stickers will be issued for 2026 in February please have a current registration and new description form filled out. You can pick up form from office or on website. Please contact the office and make arrangements by March 15<sup>th</sup> to have the sticker installed. If there is no communication your trailer will be towed. At owners' expense.
- Driveways accommodating 2 cars

Best Regards,

Daniel Tarnowski  
Special District Property Manager

