



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

Workshop Meeting Minutes

January 27, 2025

Rebecca 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



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1. Meeting Called to Order: Becky Earnest at 7:00 pm

2. Invocation: Barbara Dufault

3. Pledge of Allegiance: By all in attendance

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

5. 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:

6. Approval of Meeting Minutes for 1/13/2025

Barbara Dufault made a motion to approve the minutes for 1/13/2025 seconded by Patti Peck.

Call for Vote: 5 Yes 0 No

7. ACC Report: Delores Lencioni gave a report for the ACC. Becky Earnest would like ACC to get a Secretary to do the minutes.

8. District Report: Keep speed at 15mph! Parking on the streets was talked about again for fines and violations.

HOA Life Larry Small and the District Manager will be going out to inspect properties.

Grounds building roof is done and trees have been trimmed.

115 Holiday Park will get the light back by the street.

FDOT: The City of Palm Bay is responsible for the cleaning of the wall. Working on getting this confirmed.

Loan update: District Manager is contacting more banks for a loan.

Kitchen update: District Manager says the process will take a couple more weeks to get everything in order.

Bookkeeper: Denise is requesting \$1200 per month to do the books. Currently getting \$600 a month.

Discussion by all in attendance.

Compound Stickers are due by March 15, 2025. You must get your sticker by then or whatever you have parked there will be towed at the owner's expense.

CSC extended a 12 month contract put on the next agenda.

Deed Restrictions: Discussion was on Decals. This is for people moving out of the park. The owner needs to get the decals off the window and turn the decal into the office. There will be a \$25 fine if you do not return the decal.

Wire 3 update: Will be going through the backyards on the easement putting in fiber optic. Currently working on removing the flags.

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Atlantic Southern Paving and SealCoating: Gave the park an estimate on the roads \$1,831,867.00.

9. Old Business:

A. Deed Restrictions: There were questions and comments asked about the Deed Restrictions

B. Surveillance "Gearface" discussion about the surveillance with the Trustees was brought up. A motion was made by Gary Vincent to spend up to \$8000 for the server and camera at the Tillman Canal seconded by Kathy Stone. They both rescinded their motion. More information is needed. Put on the next agenda.

C. Rental Application: No rentals

D. Driveways accommodating 2 cars: The driveways were made for 2 cars. Put down pavers for a second driveway if needed. Discussion was by all in attendance

E. 352 Holiday Park and 425 Holiday park "Constance Mavis" This was resolved she got the Deed changed. 352 will be in the sisters name. District Manager will be checking on the dog that is there and make sure the application for renters and owners is filled out in the office.

F. About Us Updates: Barbara Dufault will be here after the meeting and in the hall a couple days this week. Please pick up your updates.

G. Treasurer's Report: Patti Peck gave the Treasurer's Report for December 2024. Investments were talked about. Gary Vincent made a motion to approve the Treasurer's Report seconded by Barbara Dufault.

Call for Vote 5 Yes 0 No

Patti Peck would like it to be known that she will be taking \$24,956.00 out of the reserve to cover Spectrum bill.

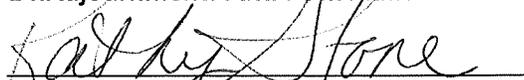
10. Suggestion Box: Suggestions were made and Dan is already on top of working on these.

11. HPPOA Report: Karen Carreiro gave us an update on the happenings in the park.

12. Public Comments: Residents asked about the investments. Wire 3 was talked about. Cats are still a problem. Shuffleboard courts are in need of repair.

13. Trustee Comments / Announcements: Thank you all for coming, nice to see everyone.

14. Adjournment: Patti Peck made a motion to adjourn 9:02 pm


Kathy Stone, Secretary, Board of Trustee

2-12-2025
Date

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January 27th, 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.
- Parking Warning then Violation

2. Main Recreation Hall, Landscape and New Hires:

- HOA Life "violations"
- Grounds building roof update completed, Tree trimming is completed 1/17/25
- FDOT Update
- Loan update
- Kitchen update
- Bookkeeper is requesting \$1200 per month
- Compound Stickers will be issued for 2026 in February please have a current registration and new description form filled out. You can pick up paperwork from the office or on our website. Please contact the office and make arrangements by March 15th to have the sticker installed. If there is no communication your trailer will be towed. At owners' expense.
- CSC extended 12 months on contract
- Decal's "Deed Restrictions" violation
- Wire3 update
- Top Notch "Jeff Noch"

Best Regards,
Daniel Tarnowski
Special District Property Manager

