



**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

BOARD OF TRUSTEES

REGULAR MEETING MINUTES
March 10, 2025 7:00 PM

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 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"



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Regular Meeting Minutes
March 10, 2025 7:00 pm

1. Meeting Call to Order: Becky Earnest 7:02 pm
2. Invocation: Becky Earnest
3. Pledge of Allegiance: by all in attendance
4. Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Gary Vincent and Barbara Dufault 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 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. 7a. ACC Report: 2 new applicants, a resignation and an appointment.
6. Approval of Meeting Minutes for 02/10/2025
Patti Peck made a motion to approve the minutes for 2/10/2025 seconded by Toni Beatty.
Call for Vote 5 Yes 0 No
7. ACC Report: Janet Keeble resigned. Kathy Stone (Secretary) read the letters of intent from Donna Matton and Lori Bodoh. Patti Peck made a motion to accept the letter of intent from Lori Bodoh seconded by Kathy Stone.
Call for Vote 5 Yes 0 No
Lori Bodoh was sworn in by Kathy Stone. Donna Matton was tabled until the next meeting.
David Peck will be an adviser to the ACC Board.
8. District Report: Safety and Security March 20th from 10:00 to 12:00 Hurricane Preparation.
No open fires are allowed in the park.
Annual backflow test was completed on 2/21/2025
Light pole at 115 Holiday Park has been put back up.
Main Recreation Hall: Top Notch (spokesperson Sky) was here for concerns and questions about the mowing/weed whacking. District Manager is finding the Park is not getting the cuts that the contract stated Mow-Tivated was bought out by Top Notch so the contract will need to be discussed and Top Notch will need to report to the District Manager in the office.
Wire 3 The Board had 2 gentlemen from Wire 3 give an update
Front Dock power washed and touched up with white paint, bocce ball court has been painted.
FDOT for the sound wall still waiting for them to get back to the District Manager.
Kitchen Update still waiting for the engineer.
HOA Life's up and running.
UTV(1) (gator) will need to be replaced.

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9. Old Business:

- A. Fuel Oil Storage Tank Definition: District Manager gave an update on storing fuel. Each unit can have during non storm months 5 gallons of gasoline. During the storm months from June 1st to November 30th 15 gallons of gasoline. Must be stored in the shed.
Gary Vincent made a motion to approve the rules of storing gasoline Patti Peck seconded.
Call for Vote 5 Yes 0 No
- B. Surveillance “Computer Experts” District Manager talked with Computer Experts about the vision camera system. To be 30 days compliant the office will need (2) hard drives and (1) at the gate. Cost \$143 a piece.
- C. Rentals Application: 1125 Parkview Pat Watson has her granddaughter living with her until the end of March. Patti Peck made a motion to let her stay until the end of March seconded by Gary Vincent.
Call for Vote: 5 Yes 0 No
- D. Treasurer's Report:Patti Peck gave the Treasurer's Report plus the money that was made on the CD's. Toni Beatty made a motion to approve the Treasurer's Report seconded by Kathy Stone.
Call for Vote: 5 Yes 0 No
- E. Compound Discussion was to charge the new residents \$100 per spot. The residents that already have a spot don't charge. More discussion was to charge everyone in the compound a fee. A motion was made by Kathy Stone to charge a certain amount to everyone in the compound depending on what you have parked in there seconded by Toni Beatty. Kathy Stone and Toni Beatty rescinded their motions.Put on the next agenda. District Manager will do the pricing.
- F. Budget:This was put on the agenda for the Board if they have any questions or concerns about the budget. Put on the next agenda.

10. New Business:

- A. District Manager Salary: Gary Vincent made a motion to discuss a pay raise of \$5000 for the District Manager seconded by Toni Beatty. Pros and Cons were discussed. Trustees will do a performance appraisal for the District Manager to put in his file.
Call for Vote: 4 Yes 1 No Patti Peck
- B. Clubhouse Walkway: Top Notch gave the park a quote of \$11,641.87. Patti Peck made a motion to discuss the proposal seconded by Kathy Stone. Pros and Cons were discussed. Put it on the next agenda.
- C. Gate Passes: Patti Peck made a motion to keep the gate passes seconded by Toni Beatty.
Call for Vote: 5 Yes 0 No

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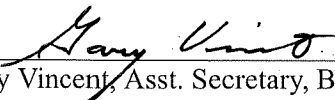


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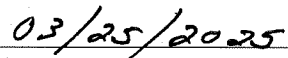
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D. Resident Pool Party: The Trustees wanted a few rules brought up about having pool parties. Gary Vincent made a motion to put these new rules in the Rules and Regulations in the About Us Book seconded by Toni Beatty.
Call for Vote: 5 Yes 0 No

11. Suggestion Box: Thanking the employees for a job well done.
12. HPPOA Report: There are calendars in the alcove with all the activities going on.
13. Public Comments: Chris Loker addressed the park as being a great place to live. Chris had an accident and the Park rallied around her and helped out.
14. Trustee Comments/Announcements: Thank You all for coming!
15. Adjournment: Kathy Stone made a motion to adjourn. Adjourned 9:43 pm



Gary Vincent, Asst. Secretary, Board of Trustee



Date