



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

WORKSHOP MEETING MINUTES

March 24, 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"

Email: holidaypark@holidayparkfl.com



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Workshop Meeting Minutes March 24, 2025 7:00 pm

1. Meeting Call to Order: Becky Earnest
2. Invocation: Becky Earnest
3. Pledge of Allegiance: by all in attendance
4. Roll Call: Becky Earnest, Patti Peck, Barbara Dufault, Toni Beatty, Gary Vincent. Kathy Stone 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.
6. Approval of Meeting Minutes 03/10/2025
Patti Peck made a motion to approve the minutes for 03/10/2025 second by Barbara Dufault
Call for vote 5 Yes 0 No
7. ACC Report: Delores Lencioni updated the board on the status of all applications approved and pending before the ACC Committee. Special Meeting on 03/26/2025
8. Treasurer's Report: Patti Peck gave the Treasurer's Report plus the money moved to Florida Prime and the money earned through Florida Prime. Barbara Dufault made a motion to approve the Treasurer's Report seconded by Toni Beatty.
Call for Vote 5 Yes 0 No
9. District Report: Safety and Security: No parking on sidewalks, Pools passed inspection 3/14/25, no driving on green spaces, let your delivery drivers know of the 15 mph speed limit.
Main Recreation Hall: 30 day storage compliance was completed on 3/18/25 at a cost of \$654, Wire 3. will be bringing a food truck to the Rec Center parking lot on 3/30 from 12-4 pm. Sky from Top Notch announced a Meet Your Landscaper's Tent on 4/3 with drinks and snacks from 12-3 pm.
HOA Life Phase 2 is now available for Charm, Floral, Blossom, Berry, Fantasy, Shell, Seminole, Joy, and Dove. Residents living on those streets can now log in to their portal.
Kitchen Update: The blueprints will be done by 4/5/25. The plumber and electricians will start then.
5 Year Planning Committee: The District Manager has requested that we form this committee to plan for our future. Volunteers are welcome to join this new committee.
210 Blossom: The park has begun curing the violations and the owner will be charged for the work.
10. Old Business:
 - A. Replacing Gator: District Manager presented 4 prices for the Board to consider.
Patti Peck made a motion to approve up to \$13,000 Gary Vincent seconded. A discussion ensued.
Call for Vote 5 Yes 0 No

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B. Clubhouse Walkway: District Manager estimated the material cost at about \$5600 if done by the staff. After a discussion and residents suggestions, District Manager will ask Top Notch to consider adjusting the price of their proposal. He will also have staff pull up a small area of hedges to see if wires are around the roots.

C. Rental Applications: None

D. Budget "Road Planning"

a. Discussion: There are no Bonds available because the amount is less than half of the required amount for a Bond. 3 Banks declined our loan applications at this time. The proposal to save for the roads were discussed. Grants will continue to be sought but they are very limited for us.

E. Compound:

Gary Vincent made a motion to approve \$100 per year for each storage spot for everyone beginning 04/01/2025 due in 30 days. For those who vacate their spot by 05/01/2025 there will be no charge.

Toni Beatty seconded the motion. An extensive discussion ensued with Trustees and many residents commenting.

Call to Vote 4 Yes 1 No

F. Laundry update: A discussion ensued. New machines & card readers should be here soon.

New Business:

A. 253 Holiday Park

A letter from Deborah Rosco was read by the secretary. Patti Peck made a motion to put it on the floor for discussion seconded by Barbara Dufault. A lengthy discussion ensued with the Trustees and several residents, some of whom visited the home. A motion to deny the request to extend the stay of underage residents for 21 days was made by Patti Peck seconded by Barbara Dufault.

Call to Vote 5 Yes 0 No

B. 302 Holiday Park

a. Patti Peck made a motion to put it on the floor for discussion seconded by Gary Vincent. An extensive discussion ensued. The District Manager asked for guidance on how to handle the situation. Delores Lencioni Chairman of the ACC Committee let the Board know that the first step to cure the violation is on the agenda for the Special Meeting of the ACC on 3/06/25. The Board turned it back over to the ACC to handle at this time.

C. Golf Carts: The handicap parking spots are only for golf carts with handicap decals or placards.

Golf carts without either of these will receive a violation going forward. Parking in areas that are not parking spaces are prohibited.

10. Suggestion Box: The suggestion of a community garden along the Clubhouse walkway was read.

11. HPPOA Report: A full schedule of events and activities is continuing with the calendar available

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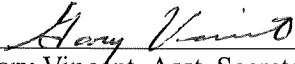


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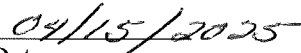
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in the activities room. It was requested that the HPPOA Report be moved up to follow the District Report on future agendas.

12. Public Comments: It was requested that trash cans be put on the grass or driveways and not on the sidewalks. It was requested that the park change the rule of not allowing open houses when selling homes. It was asked if a temporary handicap decal could be available during a temporary handicap situation to park at the Recreation Center. It was requested that signs be placed at the entrance to the Rec Center to prevent people from parking in 2 areas that are not parking spots.
13. Trustees Comments: The request was made for residents to consider joining the Board of Trustees to help the Board and to be able to hold meetings with a quorum. Thanks was given for the significantly better meetings over the past several months as the Board continues to get better and respect is shown by everyone attending.
14. Adjournment: Patti Peck made a motion to adjourn at 9:27 pm.



Gary Vincent, Asst. Secretary, Board of Trustee



Date



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

March 24, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Please do not block sidewalks
- Speed Limit is 15 MPH please let your deliveries know.
- Pool inspection completed 3/14/25
- There is no driving vehicles on green spaces.

2. Main Recreation Hall, Landscape and New Hires:

- Compound "15 spots open" "not a tool storage"
- 30 day storage compliance was completed 3/18/25
- Wire 3 will be bringing a food truck Sunday March 30th from 12-4pm
- Top Notch will be doing a meet your landscaper's tent on April 3rd from 12pm-3pm
- HOA life Phase 2 "charm ct, floral, blossom, berry, fantasy, shell, Seminole, joy, dove
- Kitchen Update
- 5 year committee

Best Regards,

Daniel Tarnowski
Special District Property Manager

