



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

April 14, 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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Regular Meeting Minutes April 14, 2025 7:00 pm

1. Meeting Call to Order: Becky Earnest
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: by all in attendance
4. Roll Call: Becky Earnest, Toni Beatty, Barbara Dufault, Patti Peck, 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 03/24/2025
 - a. Barbara Dufault made a motion to approve the minutes of 03/24/2025 second by Patti Peck
 - b. Call for vote: 5 Yes 0 No
- 6A. Approval of Special Meeting Minutes 04/02/2025
 - a. Patti Peck made a motion to approve the minutes of 04/02/2025 second by Toni Beatty
 - b. Call for vote: 5 Yes 0 No
- 6B. Approval of Special Meeting Minutes 04/08/2025
 - a. Patti Peck made a motion to approve the minute of 04/08/2025 second by Toni Beatty
 - b. Call for vote: 5 Yes 0 No
7. Letter of Intent: Joanne Gaughan
 - a. The secretary read Joanne Gaughan's Letter of Intent
 - b. Patti Peck made a motion to accept the Letter of Intent second by Barbara Dufault
 - c. Call for Vote: 5 Yes 0 No
 - d. Joanne Gaughan was sworn in to seat 9 and took a seat on that day.
8. ACC Report
 - a. Chairman Delores Lencioni updated everyone on all applications approved and pending.
 - b. A Letter of Intent has been submitted to the ACC and will be considered in their next meeting.
9. District Report
 - a. Skye from Top Notch thanked everyone who stopped by during their Meet Your Landscaper event.
 - b. There were no complaints or questions for Skye
 - c. Fire inspection was completed on 04/07/2025. The large fire extinguisher used to put out a grease fire was missing. It was expensive to replace.
 - d. Let the office know if you notice a property that seems to be abandoned and in disrepair.

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- e. The DOT is working to arrange contractors to complete the work on the sound wall.
- f. The Medical Equipment Lending Shed is being purchased by the HPPOA and will be installed outside the compound.
- g. Pet waste has to be picked up. It has been left in some of the green spaces.
- h. The Gator has been replaced with a 2025 Polaris Ranger at a cost of \$13,500. The old Gator was sold to Heritage High School for \$500.
- i. HOA Life Phase 3 is now active, There is a link on our website. If the App is downloaded there's no need to log in after the first use.
- j. Kitchen Update: The blue prints are completed. Todd Thomas Homes is sending in their plumber and electricians to begin their work. We will receive firm costs once they thoroughly investigate both.

10. HPPOA Report

- a. Kristi detailed all of the activities remaining this season. The calendars are located in the alcove area.

Old Business

A. Compound Resolution

- a. The Resolution was read by the Asst. Secretary
- b. Patti Peck made a motion to approve the Resolution seconded by Joanne Gaughan.
- c. Call for Vote: 5 Yes 1 No Barbara Dufault

B. Club House Walkway

- a. FPL will mark their lines then the Grounds Crew will remove all of the bushes.

C. Rental Applications: None

D. Budget:

- a. Patti Peck explained the changes from last year's budget and the total budgeted amount for the next fiscal year. The proposed budget includes a \$14 per month assessment increase.

E. Holiday Park Planning

- a. Discussion among residents and trustees resulting in many suggestions and ideas.
- b. Among the suggestions were requests to form a committee or possibly 2 committees to be able to involve more residents and a second trustee.
- c. Residents were encouraged to volunteer to serve on any committee formed
- d. Tabled.

New Business

A. 210 Blossom

- a. 2 of the 3 violations have been cured by the Grounds Crew. Pressure washing the home will be done soon. An Estoppel will be placed on the home of approximately \$1200 once the last violation is cured by the District. That money will be paid by the person buying the home at the auction in July conducted by Brevard County.



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- b. A resident objected to the District using staff to cure the violations. It was explained that the decision was made in the best interest of the neighbors and Holiday Park to cure the worst violations since the owner cannot be contacted, in accordance with our deed restrictions.

B. Meeting on 05/26/2025

- a. Joanne Gaughan made a motion to move the meeting to Tuesday 05/27/2025 Toni Beatty seconded.
- b. Call for Vote: 6 Yes 0 No

C. Tax Certificates

- a. A request was made to add \$15,000 to next year's budget to purchase tax certificates
- b. Tabled

D. Hall Renovations

- a. During an extensive discussion among trustees and several residents there were lots of ideas, suggestions, and concerns. Among those were the following:
- b. When to do the renovation? The District Manager was given priorities on getting proposals to break down the project in the event it is done piecemeal rather than all of it at one time.
- c. How to pay for it. This included:
 - 1. Using some of the reserves currently designated for the roads for the Hall renovation.
 - 2. A one year assessment increase of \$10-\$12 per month for Hall renovations
 - 3. A \$200,000 loan to cover the Hall renovation and maybe part of the kitchen renovation, resulting in preserving about 90% of our reserves.The District Manager will inquire of banks on the possibility of a loan and the terms at the request of the trustees. This could provide an option for us to consider.

11. Suggestion Box

- a. Hall acoustics ✓

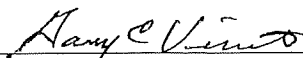
12. Public Comments: None

13. Trustee Comments:

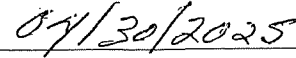
- a. Possibly starting the summer meetings at 6:00 pm to finish earlier.
- b. Thanks to the residents for their constructive involvement in meetings.
- c. Renters are allowed to become trustees as long as they are Florida residents and registered to vote.
- d. Visitors are only allowed to stay here if the owners are also here at the time of the visits.
- e. Thanks for all the positive comments from residents.
- f. Appreciation given for the opportunity to serve on the Board with such wonderful trustees and to be able to learn from the trustees and residents by listening well.

14. Adjournment:

Joanne Gaughan made a motion to Adjourn at 8:50 pm



Gary Vincent, Asst. Secretary, Board of Trustees



Date

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April 14, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Fire inspection completed 4-7-25 missing fire extinguisher in Kitchen
- Speed Limit is 15 MPH please let your deliveries know.
- Vacant properties
-

2. Main Recreation Hall, Landscape and New Hires:

- Sound wall update
- Lending Shed
- Please pick up after your pet
- Gator Replacement
- HOA life phase 3
- Kitchen Update

Best Regards,

Daniel Tarnowski
Special District Property Manager