



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES

April 28, 2025 7:00pm

Rebecca Earnest
Chairman

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Vacant
1st Vice Chair

Kathy Stone
Secretary

Vacant
Trustee

Gary Vincent
Asst. Secretary

Joanne Gaughan
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 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 cellphones 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 person 55 and older"



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Workshop Meeting Minutes April 28, 2025, 7:00 pm

1. Meeting Call to Order: Becky Earnest 7:00 pm
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: By all in attendance
4. Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Gary Vincent, Barbara Dufault and Joanne Gaughan.
5. Chairman Announcements:
 - a. The ACC Board has 2 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 2 vacant seats on the Board of Trustees. Please submit your letter of intent.
 - c. New Business: Summer meeting schedule
6. Approval of Meeting Minutes 04/14/2025
 - a. Joanne Gaughan made a motion to approve the Minutes for 04/14/2025 with one correction, please add under number 7 item D. Joanne Gaughan was sworn in for seat number 9 seconded by Patti Peck.
Call for Vote: 7 Yes 0 No
7. Treasurer Report: Patti Peck gave the Treasurers Report for March. Joanne Gaughan made a motion to approve the Treasures Report for audit for the month of March seconded by Toni Beatty.
Call for Vote 7 Yes 0 No
8. ACC Report: Delores Lencioni gave the Board an update of all the ACC approved applications. Letter of intent from Micheal Couture will be read in New Business letter A.
9. District Report: Safety and Security: Fire inspection was completed on 4/15/25 all passed. No Drone flying in the park. No parking in green spaces. No fencing allowed in the park. Main Hall, Landscape, and New Hires: Compound Update there are spaces available. Light pole in compound is leaning from a tree branch; Alpine will remove the tree limb. Cost \$300.00. 811 was contacted no direct lines the bushes can be removed along the golf path. District Manager would like to use some of the space for golf cart parking. Security behind 101 Cheswick: People climbing over the fence is a concern. Police were called. Nothing they can do as of now, but if you see someone coming over the wall call the Police. Kitchen Update: More information to come at the end of the week. The plans for the kitchen will be posted in the glass case. CSC contract with the washing machines and dryers will be up at the end of December. No card readers are available.
10. HPPOA Report: Linda Santamaria gave an update for HPPOA. The office is closed for the summer.
11. Old Business:
 - A. Rec Hall Renovations are tabled until next meeting.

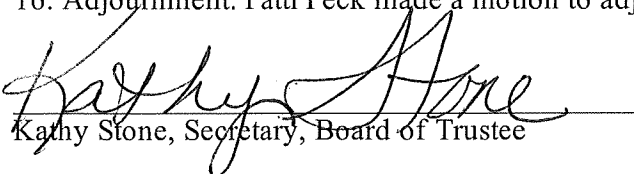
Email: holidaypark@holidayparkfl.com



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- B. Budget: Patti Peck gave a report on the budget. There will be one more reading, then voted on in the next meeting.
 - C. Rentals Application: Constance Mavis still needs to remove her name from one of the houses she owns in the park.
 - D. Compound: Discussion from the residents about the \$100 fee.
 - E. Holiday Park Planning: 3 different committees will be set up (Budget, Infrastructure, Beautification)
Patti Peck on the budget, Becky Earnest on the infrastructure and Barbara Dufault on beautification. If you would like to volunteer call the Trustee in charge of the committee.
 - F. Kitchen: This was discussed under District Report.
12. New Business:
- A. Letter of Intent "Michael Couture": Kathy Stone read the letter of intent from Michael Couture. Patti Peck made a motion to approve Michael Couture for the ACC committee seconded by Joanne Gaughan.
Call for Vote: 7 Yes 0 No
Micheal Couture was sworn in for ACC Committee.
 - B. 6pm Meeting start time this summer: Gary Vincent made a motion to start the meetings at 6pm in the summer months of May, June, July, August seconded by Patti Peck.
Call for Vote: 7 Yes 0 No
 - C. Toni Beatty made a motion to only have one workshop meeting a month in July and August seconded by Joanne Gaughan.
Call for Vote: 7 Yes 0 No
13. Suggestion Box: The suggestions were discussed. There is still a problem with service dogs in the park.
14. Public Comments: Diane Bell thanked HPPOA for the new camera. Bus trips for the park talk to Kristi Smith or Diane Russo.
15. Trustee Comments/Announcements: Good meeting. Thanks for coming!
16. Adjournment: Patti Peck made a motion to adjourn 8:42pm.


Kathy Stone, Secretary, Board of Trustee

5-14-2025
Date



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

April 28, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Fire inspection completed 4-15-25 all passed
- There is no vehicle parking or diving on green spaces. On 4/19 we had a dark color truck that decided to park the truck on the bank of the back pond and fish at night.
- Drone flying in the park

2. Main Recreation Hall, Landscape and New Hires:

- Compound Update "prorated rate" "Grandfathered in", someone is asking for a garbage can. No storage of other items is not allowed in the compound.
- Walkway update "811"
- Light pole in compound is leaning from weight of tree limbs. Had Dave from Alpine look at the issue this is a safety issue and needed to be addressed.
- Security behind 101 Cheswick
- Violation "fences"
- Kitchen Update
- No Mowing this week Top Notch will be spraying for weeds this week.

Best Regards,

Daniel Tarnowski
Special District Property Manager