



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

E-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

Workshop Meeting Minutes

June 23, 2025 6:00pm

Rebecca Earnest
Chairman

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Vacant
1st Vice Chair

Kathy Stone
Secretary

Angela Glover
Trustee

Gary Vincent
Asst. Secretary

Joanne Gaughan
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"



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

E-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

1. Meeting Called to Order: Becky Earnest at 6:02pm
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, Joanne Gaughan, Barbara Dufault and Angela Glover.
5. Chairman Announcements:
 - a. The ACC Board has 2 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 is also 1 vacant seats on the Board of Trustees, please submit your letter of int
6. Approval of Special Meeting Minutes for 06/09/2025 Patti Peck made a motion to approve the minutes for 06/09/2025 seconded by Toni Beatty.
Call for Vote 8 Yes 0 No
7. Audit Report: Tom Cramer from Suplee,Shea,Cramer & Miller,P.A. read the Audit Report for Holiday Park. Tom Cramer found the books and records to be in order.
8. Treasurer's Report: Patti Peck read the Treasurer's Report for May 2025.Gary Vincent made a motion to accept the Treasurer's Report as read Toni Beatty seconded.
Call for Vote:8 Yes 0 No
9. ACC Report: None
10. District Report:Safety and Security: Please visit the website for storm preparedness.
Main Recreation Hall,Landscape and New Hires: FASD(Florida Association for Special District) The District Manager attended the convention and said it was good with a lot of information. Suggestion was to have another Trustee attend with the District Manager. Dan Tarnowski visited the sister Park very good ideas from there. Carmela extended her gratitude for all the kindness from our Park after the hurricanes damaged their Park.
Juneteenth is a Federal Holiday. Not everyone gets that day off. Trustees agreed to let the contractors come in on that day(8:00 to 5:00)
Grounds update: The District Manager gave a report on all the projects that have been finished by the grounds crew.
Quickbooks for Payroll: The District Manager will be looking into using quickbooks for the payroll.
Getting quotes on insurance: The District Manager will be checking on quotes for insurance.
Exit side of carport: The right side of the carport is cracking. The District Manager had Richards Paving give an estimate for the job. Will be put on the next agenda.
11. HPPOA Report: Kristi Smith gave the report for HPPOA.



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

E-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

12. Old Business

A. Kitchen: Kitchen Renovation will start next week. The District Manager will do a walk through with the Supervisor. Projected launch date for the project is July 3, 2025. Residents and Trustees had a lot of questions and concerns on the contract for the kitchen renovation.. The contract was sent over the Trustees emails which didn't come through. We should have received the contract in our mailboxes. With that being said none of the Trustees besides Patti Peck knew what the residents were talking about when they had questions about the contract. Joanne Gaughan made a motion that the contract not go forward until it's reviewed by all Trustees and the Attorney.
Call for Vote 8 Yes 0 No.

B.Realtor "Open Houses" Barb Dufault gave the Trustees and residents an update from other communities on how they handle open houses. The open house rules for Holiday Park will stay the same. Bill Filmore, a real estate seller, talked to us about open houses.

Rental(s) Application: none

July Meeting Date: Regular Meeting it will be on July 14,2025

13. New Business:

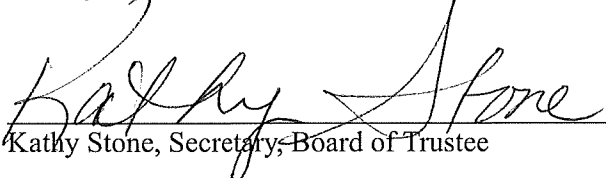
- A. Business Network(recommendation upgrade)Computer Experts gave us an estimate that the network will cost \$1621.05. This will be put on the next agenda.

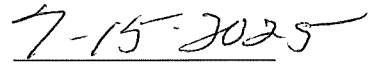
14. Suggestion Box: Suggestions were talked about.

15. Public Comments: Comments from the residents were heard.

16. Trustee Comments/Announcements: Thank you for coming and voicing your opinions.
The residents were heard tonight, about the contract concern and the kitchen.

17. Adjournment: Patti Peck made a motion to adjourn 7:28pm


Kathy Stone, Secretary, Board of Trustee


Date



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

June 23, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Decals are in for Renters and Non Owners will extend until end of July available 10am to 2pm Monday through Friday.
- Please visit website tab for storm preparedness
- 15 MPH speed limit in the park!!!!

2. Main Recreation Hall, Landscape and New Hires:

- FASD Convention
- Sister Park visits on 6/19
- Juneteenth Day contractors in the park
- Grounds update
- Looking into QuickBooks online for payroll
- Getting quotes on Insurance
- Exit side of carport

Best Regards,

Daniel Tarnowski
Special District Property Manager

