



# 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

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## MEETING MINUTES

### Emergency Meeting Minutes

June 26, 2025 1:00pm

Rebecca Earnest

Chairman

Toni Beatty  
Asst. Treasurer

Patti Peck  
Treasurer

Kathy Stone  
Secretary

Gary Vincent  
Asst. Secretary

Joanne Gaughan  
Trustee

Daniel Tarnowski  
District Manager

Barbara Dufault  
Trustee

Vacant  
1st Vice Chair

Angela Glover  
Trustee

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"

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Email: [holidaypark@holidayparkfl.com](mailto:holidaypark@holidayparkfl.com)



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1. Meeting Called to Order: Becky Earnest at 1:10 pm
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: by all in attendance
4. Roll Call: Becky Earnest, Toni Beatty, Kathy Stone, Joanne Gaughan, Barbara Dufault and Gary Vincent absent and Patti Peck absent.
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 are also 2 vacant seats on the Board of Trustees, please submit your letter of intent.

6. Kitchen: Chairman announced the Trustees have a copy of the contract and it has been read by all and the Attorney. The money for the kitchen renovations have been in the reserve account. The assessment fee is not being raised because of the kitchen remodel. This project has been in the works for over two years. Don't understand why now at the last minute there is so much adversity. Where were the residents when this was being discussed last year?

The District Manager explained a few things to the residents about the fire suppression system. The only way we will need to do the fire suppression system is if the construction exceeds 50% of the building's value.

Plumbing: Peaks Plumbing came out as the subcontractor for Todd Thomas Home. Peaks Plumbing will need to remove the tile that's there to clean out the drain where it is plugged. In the process of cleaning the drain out they will be putting in a cleanout which the kitchen does not have at this time. As far as the wall being moved. Todd Thomas construction will be moving the wall 6 ft out to the window wall and putting up a barrier from ceiling to floor. This will help encapsulate that whole area to help with dust and safety. The reason the Hall has to be closed to activities is the safety for everyone. On June 10, 2025 Todd Thomas Home submitted everything the City needed for the project. The City has until July 2, 2025 to request any additional information. Until then we wait for the permit. A question was asked if the plumbing is included with the price, yes it is. What is not included is if the problem with the plumbing exceeds the kitchen which means if it is plugged beyond the boundaries of the kitchen that's the Holiday Park's responsibility. June 6, 2025 the Trustees had a rough draft of what the contract was going to look like. There were concerns about the contract with the residents that were addressed and talked about. Holiday Park has put out these amounts \$4800 to the engineer, \$7841.55 for project retainer, down payment of \$70,304.30 which brings the total to \$82,945.85.

Gary Vincent has joined the meeting.

The Holiday Park attorney is rereading the contract and is contacting Todd Thomas Home to change some wording for the concern of the Park. There will be an addendum to the contract.



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A good question was asked by a resident. Is Todd Thomas Home a general contractor or a certified building contractor? If Todd Thomas is a certified contractor they cannot take down walls, but general contractors can. Todd Thomas is a general contractor.

The Florida State Statute 287.017 says you only have to get 3 bids if the project exceeds \$300,000 On December 22, 2024 the Trustee board elected to move forward with this project.

The Trustees would like everyone to know if this project does not go through the dollar amounts for the engineering designs cost of \$4800 and the 5% of \$7,841.55. This is what Holiday Park will owe Todd Thomas Home if we cancel the contract. The total is around \$12,641.55. The concern at this meeting seems to be the contract and getting 3 bids. The Trustees have listened to the residents' questions and concerns.

Angie Glover needed to leave the meeting at 2:00 pm.

Toni Beatty made a motion to table the kitchen renovation and get two more bids seconded by Barbara Dufault.

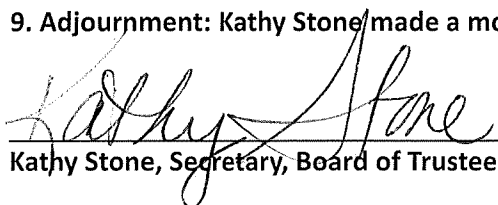
Call for Vote 3 Yes 4 No Kathy Stone, Gary Vincent, Becky Earnest and Angela Glover.

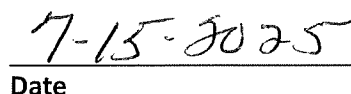
Angela Glover needed to leave the meeting. She will be voting telephonically which is permitted by the Sunshine Law Chapter C16. Angela Glover voted No.

7. Public Comments: Comments and concerns from the residents were heard.

8. Trustee Comments/Announcements: Thank you for coming and voicing your opinions.

9. Adjournment: Kathy Stone made a motion to adjourn 3:07 pm

  
Kathy Stone, Secretary, Board of Trustee

  
Date