



**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

SPECIAL MEETING MINUTES
August 21, 2025 1:00 PM

Rebecca Earnest
Chairman

APPROVED

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 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.

Email: holidaypark@holidayparkfl.com



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"A community intended and operated for persons 55 and older"

Special Meeting Minutes
August 21, 2025 1:00 pm

1. Meeting Call to Order: Becky Earnest
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: by all in attendance
4. Roll Call: Rebecca Earnest, Toni Beatty, Patti Peck, Gary Vincent, Joanne Gaughan, Barbara Dufault present. Kathy Stone, Angela Glover absent
Toni Beatty left briefly at 2:45 and returned at 3:15
5. Chairman Announcements:
 - a. Trustees should limit themselves to one question each for each bidder for the lawn contract portion of this meeting.
6. Lawn Care Contractor Presentations
 - A. Top Notch
 1. Their references checked out well.
 2. They agreed to reduce their price by \$30,000 if told to reduce the number of cuts by 4 from 42 to 38 for the year. They agreed to reduce their price by \$7,500 if told not to clean the concrete ditch. They agreed to reduce their price by \$3,000 if told to only work the storage compound 38 times per year instead of weekly. Possible change \$298,020 reduced to \$257,520
 3. There were questions and concerns expressed to them by a trustee and residents about their recent work in the park.
 - B. Evergreen Lawn Care of Brevard
 1. Their references checked out well.
 2. They proposed 36 cuts with no mention of the concrete ditch cleaning. 38 cuts and the cleaning of the concrete ditch could possibly add \$22,500 to their \$295,000 price.
 - C. Juniper
 1. Their references checked out well. They have over 5,000 employees resulting in 22 complaints. They recently instituted a customer care team to address complaints.
 2. Their \$229,044 price was the lowest and included everything asked for in our RFP.
 - D. Cutting Edge Outdoor Services
 1. Their references checked out well. Their \$314,000 price was the highest
 - E. Cutting Edge Land Services
 1. Their references checked out ok.
 2. They agreed to reduce their price from \$282,000 by \$30,000 if reducing the cuts from 42 to 38.
 3. They currently have 8 employees

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- F. Meyers
 - 1. Their references checked out ok
 - 2. They agreed to reduce their price from \$304,000 by \$30,000 to \$274,000 if reducing the cuts from 42 to 38 cuts per year.
 - 3. They have 60 employees.
- G. Green Property Services
 - 1. Their references checked out well.
 - 2. Their cover letter by Janece was considered excellent and the best by trustee Joanne Gaughan who checked out all the contractor references possible for the Board of Trustees.
 - 3. They are a family owned business with all employees on salary, averaging 10 years with the company.
 - 4. During their presentation Green Property Services was asked if their proposal was for 42 cuts for the year. He told us yes. When he was asked if he would reduce his price if we told him that we only wanted 38 cuts for the year he told us yes.
 - 5. Their price of \$260,250 includes a \$3,000 sign on credit for the first month of service in their first year only.
- H. Our own lawn crew.
 - 1. The possibility of having our own lawn crew was greatly reduced by the significantly lower prices that we received. The 2 lowest prices were \$37,750 and \$69,000 lower than the initial price of our current lawn contractor.
 - 2. The need to carry liability insurance on the people performing the work was a factor with an unknown cost at this time.
- 7. Approval of Grounds & Landscape Proposals
 - A. Motion to Approve Juniper by Gary Vincent, Barbara Dufault second
 - B. Discussion
 - C. Call to Vote 3 YES 3 No TIE No action taken
 - D. Motion to Approve Green Property Services Patti Peck, Joanne Gaughan second
 - E. Discussion
 - a. Trustees and residents spoke in favor of a smaller family owned business where we would be more important to them than a large company. All the employees on salary averaging 10 years with the company was emphasized by many.
 - b. The contribution by the residents in this discussion helped the board make the decision.
 - F. Call fo Vote 6 Yes 0 No PASSED
- 8. Kitchen Plumbing
 - A. Motion to Approve Patti Peck made a motion to discuss Toni Beatty second
 - B. Discussion
 - a. Pipeliner Pros referred to us by the plumber working the kitchen showed us the video made during the scoping of the kitchen drains leading to the main in the street. He explained the process of cleaning out and descaling the existing cast iron drain pipe.

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He explained that the concrete in the kitchen floor is scheduled to be poured on September 9th. He told us they can do the cleaning, descaling and lining of 65 feet of kitchen cast iron pipe and clean and descale 350 of cast iron pipe to the main in the street. His explanation of everything was knowledgeable and very good.

We received 2 other bids. One contractor Blueworks out of Clearwater did not come here to bid on the drain pipe. Those contractors were not present to make a presentation.

There is a \$30,000 difference in the prices of the bids.

The board did not feel they had enough information from the other 2 contractors to make a decision on who to approve.

Chairman Becky Earnest and District Manager Dan Tarnowski will try to get those 2 contractors to come to the meeting on September 8, 2025 at 7:00 pm.

9. Public Comments

- A. The public asked many questions and made many comments throughout the nearly 3 and one half hour meeting. There were none at this point

10. Trustee Comments/Announcements

- A. None

11. A. Motion to adjourn Toni Beatty 4:22 pm