



**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

**WORKSHOP MEETING MINUTES
August 25, 2025 6:00 PM**

Rebecca Earnest
Chairman

APPROVED
(WITH CORRECTIONS)

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Vacant
Trustee

Kathy Stone
Secretary

Gary Vincent
Asst. Secretary

Angels Glover
Trustee

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"

Workshop Meeting Minutes
August 25,, 2025 6:00 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, Patti Peck, Gary Vincent, Joanne Gaughan, Barbara Dufault present, Kathy Stone, Angela Glover, 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 this committee can submit your letter of intent on your behalf.
 - b. There is 1 vacant seat on the Board of Trustees, please submit your letter of intent.
 - c. Adding to the agenda under New Business D. Pipelining
6. Approval of Meeting Minutes 07/14/2025
 - a. Barbara Dufault made a motion to approve the minutes of 07/14/2025 second by Joanne Gaughan
 - b. Call for vote: 6 Yes 0 No Passed
- 6A. Approval of Special Meeting Minutes 08/12/2025
 - a. Toni Beatty made a motion to approve the minutes of 08/12/2025 second by Barbara Dufault
 - b. Call for vote: 6 YES 0 NO Passed
7. Letter of Intent: Chris Marcelle
 - a. Motion to Accept Joanne Gaughan 2nd Tony Beatty
 - b. Discussion
 - c. Call to Vote 3 YES 3 NO TIE No action
 - d. Call to Vote Again YES 4 2 NO Accepted
 - e. Chris Marcelle was sworn in by Assistant Secretary and took a seat on the Board of Trustees
8. Treasurer's Reports by Patti Peck
 - a. June Report
 - b. Motion to Approve Gary Vincent 2nd Toni Beatty
 - c. Call to vote 7 YES 0 No PASSED
 - d. July Report
 - e. Motion to Approve Barbara Dufault 2nd Toni Beatty
 - f. Call to Vote 7 Yes 0 NO PASSED
9. ACC Report
 - a. Chairman Becky Earnest read Delores Lancioni's letter from August 11 announcing that she will be out of town for an unknown amount of time so she would like to take a leave of absence.

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While she is gone Mike Couture will be acting chair.

10. District Report

- a. Parking and blocking any road signs on green spaces will result in an immediate \$50 fine.
- b. The metal gate in the rec center breezeway has been reversed to swing out.
- c. It was realized by Palm Bay Utilities that for 13 years they had installed the wrong meter for the water at the pool. We were undercharged for the water for 13 years. Our new bills are up over \$1000 per month.
- d. Kitchen update. The area of the floor in the expanded kitchen will need 2 ½ inches of concrete due to the suspended wooden floor's removal. The cost is estimated at \$3,252.80.
- e. Jessica Saeger resigned on 8/14. Jodi Gorres was offered the office manager role and she accepted. We are in the process of interviewing for the ACC position.
- f. A letter to CSC services not to renew the Laundry contract was sent 8/20/25.
- g. We received a price from Alpine for \$1600 to remove the 2 dead pine trees in the green space near the pelican on Blossom

11. HPPOA Report None

12. Old Business

- A. Blossom green space dead pine trees. Dan will get a price from Green Property Services our new lawn service company to remove the trees.
- B. Move Meeting Times to 6:00 pm indefinitely
 - a. Motion to Approve Joanne Gaughan, 2nd Barbara Dufault
 - b. Discussion
 - c. Call to Vote 3 YES 4 NO REJECTED Meetings will return to 7:00 pm 09/08/2025
- C. Rental Applications
 - a. A letter from SO Mc Nelson was read by the assistant secretary requesting that they rent to own the second home they purchased to a friend.
 - b. A Motion to Deny by Patti Peck 2nd Barbara Dufault
 - c. Discussion
 - d. Call to Vote 7 DENY 0 APPROVE DENIED REQUEST
- D. Lawn Service
 - a. Motion to Approve Green Property Services Joanne Gaughan 2nd Gary Vincent
 - b. Discussion
 1. \$260,250 for 38 cuts for 1 year with a maximum of 42 cuts
 - c. Call to Vote 7 YES 0 NO APPROVED
- E. 30 Day Letter to Top Notch will be sent immediately to cancel the contract.
- F. 30 Day Letter to CSC laundry services was sent to cancel the contract 12/31/2025

13. New Business



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- A. Purchasing Policy tabled until September 8, 2025 meeting
 - B. Harassment Policy
 - 1. Motion to Discuss Toni Beatty 2nd Patti peck
 - 2. Call to Vote 7 YES 0 NO
 - 3. Tabled until September 8, 2025 meeting
 - C. Special District Attorney
 - 1. Tabled until September 8, 2025 meeting
 - D. Pipe Lining for drain
 - 1. Dan and Becky will meet with Pipeflow and Blue Works separately 08/27/2025
14. Public Comments: one comment made about complaint form not being answered.
13. Trustee Comments: Thanks for coming to the meeting. Congratulations to Chris Marcelle
14. Adjournment: Motion to Adjourn Joanne Gaughan 8:25 pm



Gary Vincent, Asst. Secretary, Board of Trustees

09/15/2025

Date