



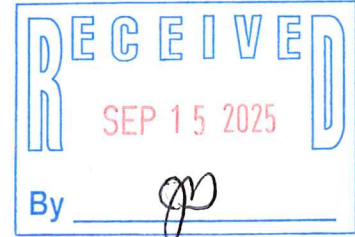
**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240 | Fax: 321-724-8166

BOARD OF TRUSTEES

REGULAR MEETING MINUTES
September 8, 2025 7:00 PM

Rebecca Earnest
Chairman



APPROVED

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Chris Marcelle
Trustee

Kathy Stone
Secretary

Gary Vincent
Asst. Secretary

Angela 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"

Regular Meeting Minutes
September 8, 2025 7:00 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, Chris Marcelle, Angela Glover present Kathy Stone 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. Adding to the agenda under new business
 - c. Salary employee benefits
 - d. Top Notch unfinished issues.
 - e. Dan's review by trustees.
6. Approval of Meeting Minutes 08/21//2025
 - a. Patti Peck made a motion to approve the minutes of 08/21/2025 Angela Glover 2nd.
 - b. Discussion: possible changes suggested. Motions to approve rescinded by Patti Peck and Angela Glover.
 - c. Tabled until September 22, 2025 meeting.
- 6A. Approval of Workshop Meeting Minutes 08/25/2025
 - a. Angela Glover made a motion to approve the minutes of 08/25/2025 with corrections 2nd Patti Peck
 - b. Discussion: Corrections suggested.
 - c. Call for Vote 7 Yes 1 No Approved with corrections
7. ACC Report
 - a. None today. Next meeting 09/16/2025
8. District Report
 - a. Please obey all the rules of the roads. This is for all types of transportation.
 - b. One car at a time through the gate. Obey the stop sign.
 - c. The back pond pump is having issues. The Lake Doctor will investigate.
 - d. Dan will look into 5 empty lot properties. He is in contact with Palm Bay economic development.
 - e. Kitchen cost update was presented as requested.
 - f. Resident Carolyn Gilbert at 1183 Center Lane is requesting volunteer help repairing storm damage from hurricane Milton due to hardship.

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- g. Melissa Gallagher-Smith has joined the office staff to handle ACC duties and Administrative Assistant.
- h. Violation inspections will resume with the office staff complete again.
- i. Golf Cart Parking work is scheduled for 9/12/2025
- j. The office server will be purchased and is in the budget.

9. HPPOA Report

- a. The monthly activity calendars are located in the alcove.

10. Old Business

A. Purchase Policy

- a. Motion to Discuss made by Patti Peck Chris Marcelle 2nd
- b. Call to vote 7 Yes 1 No Approved to Discuss
- c. Discussion Tabled until the September 22, 2025 meeting.

B. Harassment Policy

- a. Motion to Discuss made by Patti Peck Toni Beatty 2nd
- b. Call to Vote 8 Yes 0 No
- c. Discussion
- d. Motion not to change the policy made by Chris Marcelle Angela Glover 2nd
- e. Discussion
- f. Call to Vote 3 Yes 5 No Rejected not to change the Harassment Policy at all.
- g. Tabled until we can refine the attorney provided long version.

C. Rental Applications: None. The Connie Mavis issue is still being worked on by attorneys.

D. Lawn Service : Green Property Services monthly charge will be \$21,111.12 after the first month cost of \$18,111.12. First year cost is \$250,222.44

E. Blossom Green Space Trees

- a. Motion to Discuss made by Patti Peck Chris Marcelle 2nd
- b. Call to Vote 8 Yes 0 No Approved to Discuss.
- c. Discussion: Dave from Alpine has provided the district with good pricing and loyalty for many years.
- d. Motion to Approve Alpine to remove the trees for \$1600.00 was made by Toni Beatty Joanne Gaughan 2nd
- e. Call to Vote: Yes 7 1 No Approved Alpine to remove the trees.

F. Special District Attorney

- a. Motion made to Discuss by Patti Peck Angela Glover 2nd
- b. Discussion ensued. Table pending additional proposal from Special District Law Firm or Firms

G. Pipe Lining.

- a. Motion made by Toni Beatty to Discuss Gary Vincent 2nd
- b. Call to vote 8 Yes 0 No Approved to Discuss

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- c. Discussion
- d. Motion to Approve Pipeflow for \$16,500 with work starting in October made by Toni Beatty Angela Glover 2nd
- e. Call to Vote 6 Yes 2 No Approved Pipeflow

11. New Business

A. Insurance

- a. Motion to Discuss made by Chris Marcelle Patti Peck 2nd
- b. Call to Vote 8 Yes 0 No Approved to Discuss
- c. Discussion
- d. Motion Made to Approve EGIS-FIA made by Chris Marcelle Patti Peck 2nd.
- e. Call to Vote 8 Yes 0 No Approved going with EGIS-FIA for the Workman's Comp \$11,315.62 and \$47,449 for the Property Insurance.

B. CDM Certification

- a. Dan will be attending the class to obtain the Special District certification Oct 5 - Oct 10, 2025

C. Salary Employee Benefits.

- a. The remaining 5 sick days balance should not be paid if someone resigns.
- b. Salaried Employee job description needed
- c. Table until September 22, 2025 meeting

D. Top Notch unfinished issues

- a. Take any issues to Dan this month for a resolution.

E. Dan's review by trustees

- a. All trustees must complete a review of Dan Tarnowski by Friday September 19, 2025.

12. Suggestion Box

- a. Dan is following up on the question of any possible delinquent properties.

13. Public Comments:

- a. Foam covers for pool handrails still needed
- b. Dan to check into the possible return of family with children at Holiday Park at the East end of Greenview.

14. Trustee Comments:

- a. Thank you for coming

15. Adjournment:

Patti Peck made a motion to Adjourn at 9:37 pm

Gary Vincent, Asst. Secretary, Board of Trustees

Date

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