



**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

MEETING MINUTES

Workshop Meeting Minutes

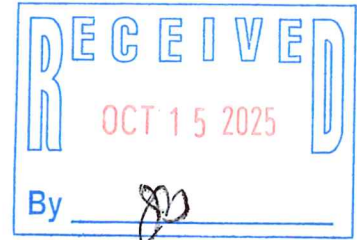
September 22, 2025 7:00pm

Rebecca Earnest

Chairman



APPROVED



**Toni Beatty
Asst. Treasurer**

**Patti Peck
Treasurer**

**Kathy Stone
Secretary**

**Gary Vincent
Asst. Secretary**

**Joanne Gaughan
Trustee**

**Daniel Tarnowski
District Manager**

**Barbara Dufault
Trustee**

**Chris Marcelle
Trustee**

**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"

Email: holidaypark@holidayparkfl.com



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

1. Meeting Called to Order: Becky Earnest at 7:00pm

2. Invocation: Barbara Dufault

3. Pledge of Allegiance: by all in attendance

4. Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Joanne Gaughan, Barbara Dufault, Gary Vincent, Angela Glover and Chris Marcelle.

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. Add to Agenda: New Business B. Transparency

6. Approval of Meeting Minutes for 8/21/25, 9/8/25

Barbara Dufault made a motion to approve the Minutes for 8/21/25 seconded by Toni Beatty.

Call for Vote: 8 Yes 1 No Chris Marcelle

Toni Beatty made a motion to approve the Minutes for 9/8/25 seconded by Patti Peck.

Call for Vote: 8 Yes 1 No Chris Marcelle

7. Treasurer Report: Patti Peck gave the Treasurer's Report. Gary Vincent made a motion to approve the Treasurer's Report seconded by Kathy Stone.

Call for Vote: 9 Yes 0 No

8. ACC Report: David Peck gave a report on what is happening with ACC.

9. District Report: Dan Tarnowski gave the District Report. Some highlights from the report, GPS the new lawn crew has a website you can get on if you have questions or concerns. www.gpsllc.biz you will see a red button on the right hand side of your computer and it will say request, you will click on that it will say Holiday Park Logo. The password is holiday2025 all lowercase. From there you will add your name and information

Dogs in the Park should be on a 6ft leash. One car at a time through the gate. Make sure all vehicles are in the driveway and not parked out over the sidewalk.

Back pond pump was fixed on 9/18/25

Kitchen Update waiting for the city inspectors to be able to move forward. Some issues with the plumbing and the grease traps. The corrections were made just waiting for the sign off from the city.

LLW (Lewis Longman Walker) Special District Lawyer. LLW says utilizing two lawyers for the first year is not a bad idea. The cost of living raise could go up 2-3% if the Park uses this company.



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

Violations: Meeting on Sept 30, 2025 for violations.

Golf Cart Parking: The company that was hired was a no show looking into other avenues.

FASD Scholarship: District Manager received a scholarship for \$1200 for a CDM Certification class. The cost is \$1300. So the cost to the District is \$100 plus hotel and food. Good job Dan!

Chamber of Commerce: A Representative from the Chamber visited Holiday Park on 9/17/25. Tom Graves wanted to see the Community Hall thinking the Chamber could use it to host events for the Chamber of Commerce. The Trustee Board will discuss this and get back to them.

Feral cats and community cats: Discussion was by all in attendance. More discussion to come.

Chris Marcelle made a motion to accept the District Report seconded by Patti Peck.
Call for Vote: 9 Yes 0 No

Job Descriptions: The job descriptions were given to the Trustee Board.

10. HPPOA Report: No report

11. Old Business:

- A. Special District Attorney: District Manager got (3) quotes from Special District Attorneys.
 - 1. Kilinski/ Van Wyk
 - 2. Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
 - 3. LLW (Lewis, Longman, Walker)

Gary Vincent made a motion to use Cohen, Mooney, Fernandez & Jackson this is the company that the sister Park uses. Joanne Gaughan seconded the motion to discuss.

Call for Vote: 7 Yes 2 No Joanne Gaughan & Chris Marcelle

The Park many years ago changed the Workshop Meetings to be able to discuss and vote. Joanne Gaughan made a motion to go back to making Workshop Meetings discussion, investigation and expressing opinions about matters. NO voting at Workshop Meetings from this Meeting forward seconded by Patti Peck.

Call for Vote: 8 Yes 1 No Kathy Stone

B. Salary Employee Benefits: Patti Peck will get all Trustees a copy of the benefits for employees. Further discussion at the next meeting.

C. Rental(s) Application: Still working on Connie Mavis matter.

D. Purchasing Policy: Gary made a motion to accept the Purchasing Policy for 9/15/25 seconded by Angela Glover with spelling corrections. Becky Earnest wants to add to the Expenditures over \$100,000.00 that a minimum of three (3) responses are required for approval

Call for Vote: 8 Yes 1 No Chris Marcelle

Email: holidaypark@holidayparkfl.com



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. Harassment Policy: Chris Marcelle made a motion to discuss the harassment policy. There was no second motion. Discussion was by all in attendance.

F. Pipe Lining: (3) proposals for fixing the pipe under the kitchen. This was already voted on with Joanne Gaughan checking on references. Phone calls were made with very good reviews. Pipe Flow Solutions is the one selected to do the job. Total price \$16,500.00

G. CDM Certification: Scholarship Dan Tarnowski received for class.

12. New Business:

A. Office Server: Gary Vincent made a motion to have Computer Experts supply the Park with the server we need for \$4999 seconded by Patti Peck.

Call for Vote: 9 Yes 0 No

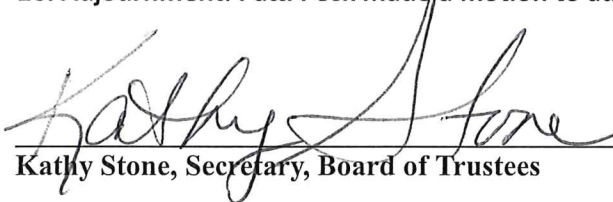
B. Transparency: Chris Marcelle explained what transparency is. Will get copies to the Trustee Board and District Manager.

13. Suggestion Box: Discussion on Open Houses in the Park just for residents. The air pump needs to be looked at.

14. Public Comments: Public comments were heard.

15. Trustee Comments/ Announcements: Thanks for coming.

16. Adjournment: Patti Peck made a motion to adjourn. Time 9:52pm


Kathy Stone, Secretary, Board of Trustees

10/15/2025
Date