



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-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

Regular/Workshop Meeting Minutes

December 22, 2025 7:00pm

Rebecca Earnest
Chairman



APPROVED

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Trustee

Kathy Stone
Secretary

Angela Glover
Trustee

Vacant
Asst. Secretary

Joanne Gaughan
Trustee

Daniel Tarnowski
District Manager

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 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"



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-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

1. Meeting Called to Order: Becky Earnest at 7:02pm
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: by all in attendance
4. Roll Call by Barbara Dufault: Becky Earnest, Angela Glover, Joanne Gaughan, Patti Peck, Barbara Dufault, Toni Beatty (absent), Kathy Stone (absent)
5. Chairman Announcements:

Add under New Business item D Christmas decorations

6. Approval of Meeting Minutes 12/08/25 Patti Peck made a motion to accept, seconded by Angela Glover.

Call for Vote: 5 Yes, 0 No

7. ACC Report - None given

8. Treasurer's Report - Patti Peck presented and explained the Treasurer's Report. She also explained how we transferred money to Prime last year. She would like to transfer \$450,000 to Prime from TD Bank and make a concerted effort to find a better bank and also a local bank that would not require that much in the account. We need a local bank because of our coins for the laundry.

Joanne Gaughan made a motion to transfer the \$450,000 to Prime. Seconded by Angela Glover.

Motion passed 5 Yes, 0 No

Angela Glover made a motion to accept Patti's report, seconded by Barbara Dufault.

Motion passed 5 Yes, 0 No

9. District Report given by Dan Tarnowski - see attached report.

Pool Hall floor tiles that need to be replaced should be taken out Friday and replaced over the weekend. Christmas Day and New Year's Day - someone will come in and open up and then someone will come in and close up. Building and pool both open both days.

There can never be smoking of pot/weed on any Holiday Park property, also no vaping. If this continues the police will be called.

10. HPPOA Report given by Linda Santamaria - went over upcoming events. See calendar in alcove. Also see information about upcoming bus trips.

The money for the rodeo needs to be paid by January 6.

Also Kathy McFiggens is back in the Park and money for AARP classes in January need to be paid soon.



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-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

11. Old Business:

- A. Laundry Machines: Patti Peck made motion to discuss, seconded by Angela Glover.
Motion passed 5 Yes, 0 No
After some discussion, Patti Peck made a motion to buy the Speed Queen Washer & Dryer at a cost of \$8,450, seconded by Angela Glover.
Motion passed 5 Yes, 0 No. Old machines scheduled to be picked up on January 8.
- B. Variance: After some discussion Patti Peck made a motion to accept the variance (copy attached) as written for a mobile home of 16 X 40. Seconded by Joanne Gaughan.
Motion passed 5 Yes, 0 No
- C. District Manager Contract: Joanne Gaughan made a motion to discuss, seconded by Patti Peck.
Motion passed 5 Yes, 0 No
After much discussion especially about the severance pay, Patti Peck made a motion to accept the contract with corrections, seconded by Joanne Gaughan.
Motion passed 4 Yes, 1 No
- D. Pipeflow: Patti Peck made a motion to discuss, seconded by Joanne Gaughan.
Motion passed 5 Yes, 0 No
Pipeflow made a bid of \$27,450.00 to clean and line 150 feet of pipe from our clean out by front door. We also have a bid of \$34,000 from BlueWorks. We still need 1 more bid. This project is not imperative to get done. We are looking at it during the slower summer months.
Tabled until January.
- E. Infrastructure Money: Patti Peck made a motion to advance up to \$5,000.00 to this committee to get items needed when they're on sale. Monies will be approved by District Manager and 1 Trustee. Motion seconded by Joanne Gaughan.
Motion passed 5 Yes, 0 No

12. New Business:

- A. Reorganizational Meeting: will be held January 6 at 1:00 PM
The Board approved our existing Treasurer to do the payroll and positive pay for January 5 and 6.
- B. Electrical Upgrades: Cornelius Electric gave us a price of \$2,324.40 to fix the electrical issues and camera deficiencies at the Gate and island. Patti Peck made a motion to approve this, seconded by Barbara Dufault.
Motion passed 5 Yes, 0 No
- C. Facilities Supervisor Job Description Patti Peck made a motion to accept this with corrections, Seconded by Barbara Dufault.
Motion passed 5 Yes, 0 No



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-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

- D. Christmas Decorations: After a show of hands from the audience, it was decided the main room decorations including the Christmas tree can come down Sunday. A member of the HPPOA will be here to help.

13. Public Comments: Thank you to volunteers for helping with the vehicle decals last week. It was brought to the attention of everyone that the Americana gate was left open on 12/12. There really should be a camera back there. The pedestrian gate at the front entrance is not following the guidelines properly. Needs to be reminded of what they are supposed to be doing. A resident was almost hit in the Park by another resident not stopping at stop sign, she was then almost hit again coming back into the Park when a golf cart did NOT stop at stop sign. Please be careful.

14. Trustee Comments/Announcements: All said thank you to members leaving the Board of Trustees for all their service and Merry Christmas, Happy New Year to everyone. Thanks for coming. Be safe over the holidays.

15. Adjournment: Patti Peck made a motion to adjourn at 8:52 PM.

Rebecca Earnest, Chairman
Rebecca Earnest, Chairman, Board of Trustees

1/14/26
Date