



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 Meeting Minutes

January 12, 2026



APPROVED

Rebecca Earnest
Chairman

Toni Beatty
Assistant Secretary

Barbara Dufault
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Joan Occhionero
Assistant Treasurer

Angela Glover
Trustee

Vacant

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"



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

2. Invocation: Barbara Dufault

3. Pledge of Allegiance: All in attendance

4. Roll Call: Becky Earnest, Toni Beatty, Barbara Dufault, Debbie Nixon, Annette Ragas, Joan Occhionero, Angela Glover

5. Chairman Announcements:

A. Chairman added the following to the agenda:

B. Letter of intent from Patti Peck.

C. FL Insurance Alliance

D. Laundry Machines Pricing

E. Check Signers

6. Approval of Meeting Minutes:

12/22/25 BOT Meeting Minutes were approved with corrections.

Motion passed 7 Yes 0 No

01/06/26 BOT Meeting Minutes: motion made by Joan Occhionero to approve, motion was seconded by Angie Glover.

Motion passed 7 Yes 0 No

A. Becky asked the Board to consider accepting a letter of intent from Patti Peck requesting to continue on the Board of Trustees to fulfill seat #4 through 2026 ending December 31st 2026.

Patti Peck's letter of intent was read aloud. Angela Glover made a motion to accept, motion was seconded by Barbara Dufault.

Motion passed 7 Yes 0 No

Angela Glover then nominated Patti Peck for Treasurer on seat #4.

Patti Peck was sworn in.

7. ACC Report:

No report given.

8. District Report:

Dan discussed safety and security repairs throughout the property with time lines for expected completion of priority areas first.

Cornelius Electric at Gate to be completed 01/26/26.

FPL light on list to be repaired.

Pool Leak Detection - losing 1,000 gallons/night. Checking with Pipeflow to reline pipes around the pool.

Laundry Machines - being delivered tomorrow.



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Alcove Roof Leak - Duralast warranty null & void, FMIT independent inspection indicated no hail damage so no coverage; Dan said there was a hail storm on 05/24 & asked residents to please share any hail damage photos they have with him. Dan will follow through with Duralast.

All owner car stickers (decals) must be renewed by the end of next week before violations will be issued. Compound stickers will be implemented beginning February 2026 @ \$100 per year.

Bookkeeper is resigning. Leads have been received from the Chamber of Commerce. Many are remote. Board consensus was that some remote work is OK. Dan will go through the applicants & discuss willingness to change our current processes if necessary.

Financial committee needed to discuss a bank change - looking at Valley Bank.

Dan is currently working with the Palm Bay City Manager to reclaim the 5 tax loss properties.

Dan will be attending Chamber of Commerce High Impact Networking meeting on 01/20/26 & then also a 2pm meeting with the City of Palm Bay to help define the role of HP, what HP means for the CPB with outlined expectations being discussed. David Peck, ACC Advisor & Mike Couture, ACC Member will also be attending the meeting.

On 01/27/26 Dan has coffee with the City Manager & Assistant City Manager at 7am.

Walking Gate - Patti Peck made motion to discuss. Second Annette Ragas. Patti indicated closed vs open from dusk to dawn & locked at 8pm is current Gate policy. Following discussion, walking gate will be added to next meeting agenda for further discussion.

A letter was read from Green Property Services in regard to Blow Off timing after weeding.

GPS: Dan will communicate with Leslie Carbolla, Coordinator to gain service timeline facts of workflow from weed eating to blow off.

Laundry Machines will be delivered over the next week. New machine prices discussed and approved as the following. Large washer \$5- small washer \$3- and dryer \$2 per load.

Motion to approve prices by Patty Peck, motion seconded by Toni Beatty.

Motion passed 8 Yes 0 No.

Dan outlined the contractors for the needed pipe lining project for final decision. Pipe Pros, BLD or Pipe Flow. The board members agreed on Pipe Flow outlining that since we already have a working relationship with Pipe Flow it will benefit the park most. Pipe Flow offered the best price bid of \$27,450.

Motion to accept Pipe Flow by Patty Peck. Second motion made by Debbie Nixon

Motion passed 8 Yes 0 No

9. HPPOA Report:

Kristy McMannis Smith shared hall closures for the January 2026 Flea Market and fundraiser as well as January's upcoming Events and ticket sale dates.



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10. Old Business:

- A. Pipeflow - Dan outlined the contractors for the needed pipelining project for final decision. PipePros, BLD or Pipeflow. The BOT agreed on Pipeflow since they already have a working relationship with them, it will benefit the Park the most. Pipeflow also had the lowest bid of \$27,450. Motion to accept Pipeflow bid by Debbie Nixon, seconded by Patti Peck. Motion passed 8 Yes 0 No.

Dan added the project would be completed during the off season-perhaps June, and the Recreation Center would be shut down for 1 day.

- B. Billiard Room - 30-40 tiles are popping up &/or loose in the billiard room. 3 estimates are needed. Plan would be to complete the project during the off season. This item was tabled to next agenda.

11. New Business:

A. GPS - A letter was read from Green Property Services regarding blow off timing after mowing/edging. Dan has agreed to communicate with Leslie Carbolla, Coordinator, to gain service timeline facts of workflow from weed eating to blow off.

B. 651 Sunrise Ct "4th renter" - while an original request for a 4th renter at the property under the age of 40 was received by the District Office, it was clarified the request is for a Caregiver Authorization for a relative to care for residents in the home with serious medical conditions. The relative was told a Caregiver Authorization will be approved based on the Dr letter received.

C. FL Insurance Alliance - Joan Occhionero discussed the risk assessment report from FL Insurance Alliances inspection. The Compound area has been resolved, i.e. gas containers. Lending Shed Waiver regarding the safety of the equipment & residents assuming their own risk. Attorney has been asked to prep a waiver/disclaimer. HPPOA indicated they had a draft waiver. The waiver/disclaimer will need to be put in place & signed by residents when equipment is signed out for use. Recreation Hall Stage - tape & LED lights were discussed to edge the stage. Dan will follow up on this. Electrical Plates - Manny took care of this. AED's - Dan indicated these have been repaired & are in working order.

D. Laundry Machine Prices - quarters will still be used for payment. Amounts were discussed. Patti Peck made a motion to approve the following prices:

Large washer - \$5

Regular washer - \$3

Dryers - \$2

E. Check Signers - Check signers were appointed to sign checks for 2026: Patti Peck, Joan Occhionero, Becky Earnest, and Tony Beatty.

Motion to approve by Patti Peck. Second motion to accept by Joan Occhionero.

Motion passed 8 Yes 0 No

12. Suggestion Box: items were read & Dan will follow up as necessary.



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13. Public Comments: Residents reinforced the safety decisions to keep the walking/biking gate closed 24/7 and locked from dusk to dawn.

14. Trustee Comments/Announcements:

Becky Earnest asked us to discuss the topic of holiday pay for 1099 employees at the next Trustee Meeting on January 26th 2026 and also the cost of the lawyer for HPPOA.

15. Adjournment:

Motion to adjourn by Becky Earnest. Meeting adjourned at 8:43 pm.

Debbie Nixon.....
Debbie Nixon, Secretary, Board of Trustees

02/09/2026
Date