



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

Workshop Meeting Minutes

January 26, 2026

Rebecca Earnest
Chairman



APPROVED

Toni Beatty
Assistant Secretary

Barbara Dufault
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Raga
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: Annette Ragas 7:02 pm

2. Invocation: Barbara Dufault

3. Pledge of Allegiance: All in attendance

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

5. Chairman Announcements:

There is also one (1) vacant seat on the Board of Trustees. We encourage you to please submit your letter of intent.

Add to agenda: New Business D. Bookkeeper

6. Approval of Meeting Minutes:

January 12th 20026 corrections still needed for approval.

7. Treasurers Report: given by Patti Peck, Treasurer

Motion to approve by Angela Glover, Second by Barbara Default.

Motion passed 7 yes 0 No

8. ACC Report

Mike Couture presented the Ace Report outlining permits for specific repairs. Mike announced new officers for 2026 as follows.

Mike Couture-Chair, Nancy Seeley-Vice Chair, Tim Whelihan- Secretary.

9. District Report:

Dan discussed safety and security repairs throughout the property with time lines for expected completion of priority areas first. New lights at the gate, as well as reminding all residents to make themselves visible as walkers and bicyclists. Dan, Mike Couture, and David Peck (ACC Advisor) all met with the City Manager to discuss a needed Flow Chart to include the Zoning Department in building new relationships with the City of Palm Bay moving forward. Dan also discussed wanting to have 5 properties signed back to HP and is in process. Compound decals will be issued during February 2026. Vehicle violations begin as of this date. Needed repair for the compound has been completed. Copy machine usage has gone past the monthly allotted and we discussed no color printing as well as possible negotiations with Ricoh to match the Park needs since we were contracted until 2028. Dan discussed monitoring of the copies over the next 90 days. Discussed replacing the printer in the back office, as that one was sent to the guard gate. New Laundry machines are in and working nicely. Dan said Pipeflow will be coming in to repair the cold pool leak.



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10. HPPOA Report: none

11. Old Business:

A. Pedestrian Gate:

- a. Motion to discuss by Patti Peck, second Debbie Nixon Motion passed 7 Yes 0 No
A new Check in Sign will be placed by the pedestrian gate for decal inspection. Patti Peck reminded the audience if they own a bicycle to please stop in the District Office for a decal.

B. Pool Leak:

- a. The cold pool closed due to leakage of 8,000 gallons daily. Pipeflow will be here in two weeks for the needed repairs. Pipeflow indicated a max repair with pipe replacement of \$5000.

New Business:

A. Employees vs Contractors:

Motion to discuss by Patti Peck, second by Angie Glover. Debbie Nixon abstained from being part of the discussion. Angie Glover presented a PRN Agreement as a proposed option for 1099 employees. Further discussion resulted in adding two key points to the PRN Agreement to include exclusion of Workers Comp and Unemployment Compensation benefits. Motion to approve the PRN Agreement with additional exclusions listed above by Patti Peck, second by Joan Occhionero. Will be sent to the Ethics Attorney for review. Call for Vote: 6 Yes 0 No 1 Abstain Debbie Nixon

B. Lawyers/HPPOA

Motion to discuss: Patti Peck, second Toni Beatty Motion passed 7 yes 0 No

Holiday Park has helped to cover Attorney Fees for HPPOA to pay the amount presently owed to date, with review of future help once the IRS has responded. Motion to approve made by Debbie Nixon, Second by Toni Beatty Motion passed 7 Yes 0 No

C. 1070 Willow:

Motion to Discuss: Patty Peck, Second by Toni Beatty Resident requested a relative care giver for full time support. The relative is under 40 years old, and the Doctors report did not specify 24 hours care is needed. The Resident works full time at night, deeming denial of this application request.

Motion for Denial of the Relative Care Giver Request by Patti Peck, seconded by Toni Beatty
Motion passed 7 Yes 0 No

D. Bookkeeper: Patti Peck gave an update on the status of the Bookkeeper position.

12. Suggestion Box: Someone asked to have power washing done on the the benches/sidewalks out back
Someone wants discussion on start fees for storage compound already doing that

13. Public Comments: Residents discussed concerns at 1070 Willow to include an unapproved dog at the residence.

14. Trustee Comments/Announcements:

Joan Occhioniro proposed we discuss at the next meeting the option of installing a remote gate system vs guard gates. Debbie Nixon indicated that the 2026 agenda meeting schedules are outlined in our Bi-Laws as the first meeting on the 2nd Monday be a Regular Meeting and the 4th Monday Agenda be a Workshop Meeting.

15. Adjournment:

Motion to adjourn by Patti Peck at 9:07 pm. The meeting adjourned.

Debbie Nixon _____ 02/09/2026

Debbie Nixon, Secretary, Board of Trustees Date