



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

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

BOARD OF TRUSTEES

REGULAR MEETING MINUTES (APPROVED)

January 10, 2022 – 7:00 PM

Richard Brooks
Chairman

Karen Allen
1st Vice-Chair

Gary Vincent
2nd Vice Chairman

Carol Sommers
Secretary

Trustee

Keith Rittscher
Treasurer

Mark Bodoh
Assistant Treasurer

Paul Goblick
Assistant Secretary

Terry Steimer
Trustee

Sheree Morris
District Manager

Karl Bohne
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.**

***Silence ALL cellphones 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 call to Order at 7:00 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Present: Richard Brooks, Karen Allen, Gary Vincent, Carol Sommers, Keith Rittscher, Mark Bodoh, Paul Goblick, Terry Steimer

Absent: Sheree Morris out due to illness

Officer Troy Smith from Palm Bay Police was present

5. Chairman Announcements

- A) Reports that there were several people who attended the New Year's Eve Party have tested positive for Covid prompted Chairman Brooks to contact the local Health Department. At their recommendation, he closed the building and pool area for cleaning and sanitizing.
- B) There will not be any discussion on the Deed Restrictions. The vote is over, and we will continue to move forward with getting them filed with the State.
- C) No guns allowed in the building

6. Approval of Minutes

Carol Sommers moved to approve the minutes from the December 27, 2021, 2nd by Karen Allen.

Vote: 8 – Yes 0 – No

Richard Brooks moved to accept the minutes from the January 4, 2022 meeting, 2nd by Paul Goblick.

Vote: 8 – Yes 0 – No

7. No District Manager Report

8. No Old Business

9. New Business: Mr. Brooks opened the floor to discussion on topics he would like to see accomplished for the coming year.

- A) Carol Sommers spoke about the Spectrum Contract which is due to expire at the end of the year. We would like to have someone from Spectrum come and do a presentation with the residents to show how the new contract would work for the park. Pro's vs Con's on going with cable and wifi or just cable. Carol will contact them to arrange date for meeting with Mr. Brooks.



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- B) The drainage ditches MUST be cleaned. We have tons of bugs. We keep being told that Flawless will clean them, but nothing is ever done. Mr. Brooks wants to make this a top priority. Terry Steimer will work with Mr. Adey to get this done.
- C) Mold around the pool – Mr. Brooks spoke with Earl about the issue. Mr. Brooks asked Gary Vincent to look into this issue to find out what it is that keeps causing the problem and find out what needs to be done to get it cleaned up properly looking for information first, before moving forward.
- D) Heaters on the pools are out and waiting for repairs. Mr. Brooks suggested that maybe we need to consider other forms of heat for the pools. Mr. Brooks asked Paul Goblick if he would research other options to heat the pools and present the information to the Board.
- E) Mr. Brooks asked about the ability to have powerpoint during our meeting. It was noted that powerpoint can be used already and can be shown on the existing screen. He then asked Mark Bodoh to look into the cost of replacing the microphones used during our meetings.
- F) There has been discussion on updating the kitchen in the clubhouse. Mr. Brooks asked Carol Sommers to look into what she feels should be updated and report back to the Board.

10. ACC Report

Ron Foote reported that many of the seasonal residents have returned to the park and are working to fix their violations. The ACC Board will be going around to do follow-up violations. He reminded everyone if you have contractors in to work they can only work between the hours of 8:00 am – 5:00 pm, Monday through Saturday. No work on Sunday allowed.

11. Public Comments

- A) When something happens within the park, we need a way to better communicate with the residents. Could we look into a robo call system? All residents have telephones, so this would be a great way to get important information out to all the residents.
- B) If we are supposed to have 9 members on the Board, then why don't we have them?
- C) It was asked that if a resident test positive for covid that they please let the park office know. This will help to slow down all the rumors, as well as to help protect our fellow residents.
- D) Since we have had reports of various thefts within the park, it was asked if we could have some type of police or neighborhood watch presence within the park. Hopefully, it would help to have a little added security.
- E) HPPOA will be holding a meet and greet on January 30, 2022 from 2:00 pm – 4:00 pm. This is for all new residents to learn what we have to offer here in our park. The dinner/dance scheduled is still going on. They will be offering take-out for the dinner from 4:30 pm - 5:00 pm for those that don't want to stay for the dance. The cost is \$12.00 per person (members) and \$15.00 per person (non-member).



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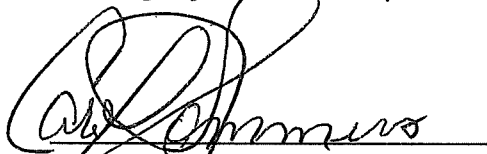
- F) For the residents who use the Holiday Park Living Web Page – please take a breath and think twice before posting comments. There have been several issues that have come out that perhaps should not have been. Remember “be respectful of your fellow residents”.

12. Trustee Comments

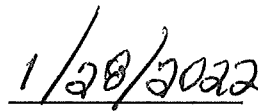
- A) Mark Bodoh spoke about “why we don’t have a full Board since a resident questioned it, he would also like to understand the reason for not sitting a full Board when there was someone who had submitted a letter of intent. Mr. Brooks stated that he had a group of 13 residents tell him not to place the person in question on the Board for various reasons.
- B) Larry Jones had damage to the siding of his home caused by the lawn crew. He would like to have the Board look into what can be done to get it repaired. Please place this on the agenda.
- C) Karen Allen reported that she is still working on pool updates and/or replacement. She will let the residents know what can be done.

Carol Sommers moved to adjourn the meeting, 2nd by Keith Rittscher.

Meeting adjourned at 8:29 pm



Carol Sommers, Secretary



Date