



**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

SPECIAL MEETING MINUTES (APPROVED)

April 4, 2022– 10:00 AM

Richard Brooks
Chairman

Secretary

Gary Vincent
2nd Vice President

Ursula Breunig
Trustee

Karen Allen
1st Vice President

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”



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

1. Meeting Call to Order at 10:11 AM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

Present: Richard Brooks, Gary Vincent, Keith Rittscher, Paul Goblick, Karen Allen,
Ursula Breunig, Terry Steimer, Mark Bodoh
Present: Sheree Morris and Brenda Probasco, VoltagePros

5. Chairman Announcements

Chairman Brooks asked that people take their phones off WIFI or turn them to airplane mode. There will be no public comment. Will have Q and A.

Referred to Mark Bodoh for an announcement. There were six vehicles broken into Saturday night/Sunday. Police were in the park. They did say that if your car has a fob to keep it far enough away from the vehicle so as not to allow unauthorized people in your car. If you see suspicious walkers in the park, ask them who they are, where they live. If they do not answer, call the police. An early morning walker saw someone on Blossom who ran away. Fingerprints were taken from vehicles.

6. Presentation:

Brenda Probasco from VoltagePros. See pictures and spreadsheet attached. Our 215 Holiday Park location has almost 5 ½ hours of peak sunlight per day. Right now, there is 100% Net Metering offered. That is 1kw sent to the electric company, 1 kw received for night use. There are no tax breaks for Holiday Park as we are tax exempt. Some energy saving techniques could be used also, ie: change out our light bulbs.

Highlights:

- Would take about 10 years to break even on the investment.
- 25-year warranty on the panels (93 panel recommendation)
- 25-year warranty on roof leaks caused by VoltagePros
- DC to AC conversion using an inverter, also a computer
- Does not raise property taxes (NA), but does raise value

Estimate of about \$730 of savings per month (Pay about \$1700/month now)



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

No subcontractors used for installation

FPL has been approved for 18% increase for next year

Questions/Concerns:

1. Can our building hold this weight?
 - Structural analysis is done
 - Electrical analysis is done
 - City of Palm Bay reviews all plans

2. Our building is not hurricane safe – what about panels that blow off?
 - Blown off panels will be responsibility of the District
 - Get other proposals. Take them to your insurance company

3. Roof has Styrofoam? Weight will compress roof and void our roof warranty

4. Removal and replacement of panels?
 - Cost now is \$130/panel, new panels would be put on
 - Inverter warranty
 - 10 years (\$8,000)
 - No back up batteries in this system – would double the cost

5. Panels to be cleaned?
 - Her panels are 6 years installed – never cleaned
 - Would never power wash panels
 - Park rules state no solar panels are to be put in the lawn – roof install only

6. All-in cost?
 - \$95,900

 - \$730 monthly savings does not take into account the 18% increase for next year

7. Are panels ever inspected?
 - No. There is a log in system (remember things are computerized) to get reports
 - Roof warranty
 - 25 year on leaks the company caused. Palm Bay inspects the install also



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

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

8. Labor costs for panel repairs?

- First 2 years labor costs are covered in full. After that there is a service charge
- If installed before December 31, 2023, we receive 100% net metering, 2024 – 75%
- Battery storage is only available at double the cost (not recommended)
- 10-year battery warranty

9. FPL goes down, we go down.

-Yes

-Safety feature: if grid is off, power of solar shuts down

Rule about lawn mount could be changed

10. How to attach panels?

-Anchored

-There are County setbacks: You may need more acreage than you have

-Roof warranty has to be considered

-Roof lasts longer under installed panels

-If roof is near replacement, you can replace roof now and then solar panels – both would be at the 25-year warranty at same time

11. Palm Bay has already told us we do not have enough room for lawn install

How old a roof can be put it on?

-Not specific – but new roof and new panels is 25 year each

11:15 – Break was taken.

11:24 – Back to meeting.

Don Washington. Resident presentation regarding Clubhouse audio/video upgrades.

Three (3) years ago we could not hear meetings with our system. A modest budget straightened out the sound system. This new proposal is a continuation of this previous work. *See attached presentation highlights.*

Asking for a budget of not to exceed \$25,000. This would include a Network Engineer also.

(11:45 AM – Ursula Breunig requested to leave meeting)



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

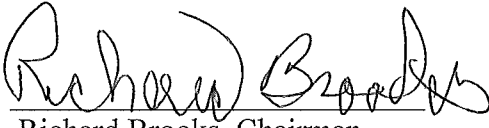
215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

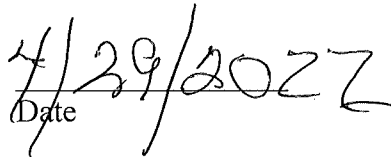
Not doing this alone. This is a collaborative effort. Mark Bodoh is the Board contact.

Moving fans at the stage and replacing with larger fans that move more air at a slower speed. Removing chandeliers at the stage. Disco ball to be removed. Work to be done over summer – least interruptions. Goal is to have it finished by fall. Hall will still be available for use during the summer. Sheree has all information cataloged and filed from the previous work of 3 years ago. All costs are accounted for.

Would like this on the agenda for Monday, April 11, 2022.

Motion to adjourn made by Keith Rittscher, seconded by Mark Bodoh. Meeting adjourned at 11:54 AM.


Richard Brooks, Chairman


Date