



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

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## BOARD OF TRUSTEES

### WORKSHOP MEETING MINUTES - approved

July 25, 2022 – 7:00 PM

Carol Sommers  
Chairman

David Curtis  
1<sup>st</sup> Vice Chairman

Gary Vincent  
2<sup>nd</sup> Vice Chairman

Joan Occhionero  
Secretary

Kathy Stone  
Assistant Secretary

Mark Bodoh  
Treasurer

Rebecca Earnest  
Assistant Treasurer

Trustee

Trustee

Miguel Garcia Jr.  
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 called to order at 7:00 pm
2. Invocation-Carol Sommers
3. Pledge of Allegiance
4. Roll Call

Present: Carol Sommers, Joan Occhionero, Mark Bodoh, Gary Vincent, David Curtis  
Absent: Kathy Stone, Rebecca Earnest.  
Our new District Manager Miguel Garcia Jr. was present.

5. Chairman Announcements

- a. There are still two open seats on the Board. Anyone interested in serving our community, please put in a letter of intent.
- b. There have been a few incidents in the pool area lately, so I want to share a few reminders of pool rules.

- No foreign objects such as toys, fins, flippers, rafts or floats. Only noodles are permitted.
- No food allowed inside the fenced area of the pool.
- No glass of any kind and no alcoholic beverages are allowed.
- A parent or responsible adult must accompany anyone 16 years of age or younger. Anyone underage will be asked to leave.
- No smoking or vaping allowed in the pool area.

6. Approval of the Meeting Minutes July 11, 2022, Regular Meeting

Joan Occhionero made a motion to accept the minutes as written, seconded by David Curtis.

Vote: 5 Yes 0 No

7. Treasurer's Report- Mark Bodoh went over the Treasurer's Report for June 2022.

Joan Occhionero made a motion to accept the Treasurer's Report for June 2022, seconded by Gary Vincent.

Vote: 5 Yes 0 No – The Treasurer's report will be filed for audit.



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8. District Property Managers Report- See attached

9. Old Business

- a. Update on the Pinson Contract- Carol Sommers reported that the contract has been signed at the proposal price of \$34,673 and that work was scheduled to begin on August 8, 2022.
- b. Update on Lawn care bids- Dave Curtis reported that he and Miguel are still working on them
- c. Update on healthcare coverage-Mark Bodoh started a discussion to address the healthcare section of our employee manual.

Carol Sommers made a motion to change the HealthCare section of our employee manual to read “We can no longer offer Healthcare coverage to our employees”, seconded by Mark Bodoh.

Vote: 5 Yes 0 No

10. New Business

Someone suggested that we place “PET WASTE STATIONS” in the green spaces around the park. The residents at the meeting did not think this was a good idea.

11. HPPOA Report- Pam Hefferman gave a report on the upcoming events happening at the clubhouse.

12. Public Comments

- a. A resident requested that we remind everyone that political signs may only be displayed beginning 4 weeks prior to an election and may only be a total of 4 square feet and must be removed 24 hours after election day. No lot may display more than 2 political signs.
- b. Residents are asked to please “only fly the American Flag or a Military Flag” within the community.

13. Trustee Comments

- a. David Curtis suggested we set up a “Realtor Program” to better inform real estate agents who want to sell properties in the park about our community. He asked that anyone interested in working with him on the project to please contact him.
- b. Dave Curtis also asked for an update on STREAMLINE our new website support team. Carol Sommers said she would get back to them tomorrow.
- c. Gary Vincent gave an update on the ion sanitizing system proposals we are considering installing in the clubhouse. He needs one more proposal.



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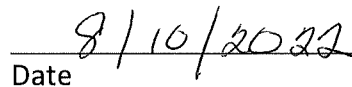
- d. Joan Occhionero asked if Keith Rittscher had responded to the letter, we sent him last month in regard to the property he acquired in September 2021 in violation of our Deed Restrictions. The answer was “no” so Carol Sommers will send it out again, certified mail this time.
- e. Joan Occhionero asked if the “water weights” that a lot of people use to exercise in the pool are allowed. Several residents spoke up and said that a previous Board had approved them.
- f. Also, regarding the pool, I would like to have “Proper Attire” defined. Proper attire for a 55+ community should have a full bottom covered. Discussion followed. We will look into posting a sign stating that all swimwear should be appropriate for a 55+ community.
- g. Gary Vincent asked Mark Bodoh if he could give any update on the ongoing legal case. Mark said it is moving along.
- h. Dianne Bell announced that her husband has donated a computer to the library for anyone to use. Please call him if you have a problem operating it and NOT THE OFFICE!

Gary Vincent made a motion to adjourn, seconded by Dave Curtis.

Vote: 5 Yes 0 No

Meeting Adjourned at 9:10 pm

  
Joan Occhionero, Secretary

  
Date