



# 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

### REGULAR MEETING MINUTES (approved)

February 13, 2023 – 7:00 PM

Carol Sommers  
Chairman

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

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

Joan Occhionero  
Assistant Treasurer

Kathy Stone  
Secretary

Mark Bodoh  
Treasurer

Rebecca Earnest  
Assistant Secretary

Nancy Miller  
Trustee

Trustee

Miguel Garcia Jr.  
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 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.**

**\* ALL cellphones 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 Call to Order:** By Dave Curtis at 7:02 pm
2. **Invocation:** Rebecca Earnest
3. **Pledge of Allegiance:** By all in attendance
4. **Roll Call:** David Curtis, Joan Occhionero, Mark Bodoh, Gary Vincent, Kathy Stone, and Rebecca Earnest

Carol Sommers and Nancy Miller were absent.

5. **Chairman Announcements**

- a. There is still one (1) vacant seat on the Board of Trustees. If you are interested in serving on the Board, please submit your letter of intent. The park and Board need you!
- b. Letter of intent was turned in for Robert Eldridge

There were some questions for Robert, and a motion was made by Gary Vincent to approve Robert Eldridge for the Board Of Trustees. Seconded by Joan Occhionero.

**Vote 6 YES 0 NO**

**Robert was sworn in by Kathy Stone, Secretary.**

6. **Approval of the Meeting Minutes for 01/23/2023**

- a. **Motion to Approve:** Rebecca Earnest made a motion to accept the minutes with two corrections, and Gary Vincent seconded.
- b. **Discussion**
- c. **Call for vote 6 YES 0 NO**

7. **District Property Manager's Report**

Safety and security, lighting issues are being worked on, audio recorder system for security, starting in March new contractors will need to stop at the hall to sign in before starting any projects inside the park. We also discussed the equipment, pool heaters being repaired, kitchen renovations, landscaping, barcodes, and pet protocol.

8. **Old Business**

- a. **Violation updates- Becky Earnest/ Miguel Garcia, Jr.:**  
Some discussion about children in the park. There was a limit on what can be addressed, a letter will be sent to the park's attorney.
- b. **District Property Manager evaluation report:**



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There were some discussions on Miguel Garcia, Jr. employee evaluation and wage review. The park feels that our District Property Manager is doing a great job!

**c. Status report on pool resurfacing- Miguel Garcia, Jr.:**

There were some discussions on the pool resurfacing and the progress. Problems with the pool pump and electrical box caused safety concerns.

## 9. New Business

Mark Bodoh gave an update about the hurricane shutters. Minor children were brought up and it was advised that children will not be allowed at any Park events where alcohol is served. Liability was also discussed in children being present at events. We are waiting to hear from Spectrum regarding our contract. The conversation about Spectrum will be postponed until our next Trustee Meeting.

## 10. HPPOA Report

There was some discussion about the back door being locked. The BBQ will be on March 25<sup>th</sup> and they will need extra custodians, there will be 25 to 30 volunteers, and free tickets will be available Sunday, February 26<sup>th</sup> from 1 pm- 3 pm.

Rebecca Earnest made a motion to give HPPOA permission to park on the grass for handicapped residents and close the pool for 2-3 hours.

**Vote 6 YES 0 NO**

## 11. HR Committee Report

Marcia Coyle has joined the HR Committee, there was no report at this time.

## 12. Public Comments

There was some discussion on the warranty on the pool and passes for caregivers.

## 13. Trustee Comments/ Announcements

Joan Occhionero passed her Ethics course.

## 14. Adjournment

Rebecca Earnest made a motion to adjourn Gary Vincent seconded it.

Meeting adjourned at 9:07 PM

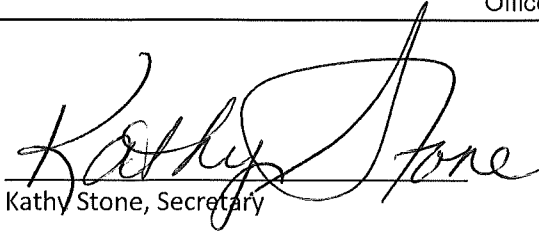
**VOTE 6 YES 0 NO**



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Kathy Stone, Secretary

3-13-2023  
Date