



**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)**

April 24, 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

Robert Eldridge, Sr.  
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 Carol Sommers at 7:00 PM**
2. **Invocation: by Rebecca Earnest**
3. **Pledge of Allegiance: by all in attendance**
4. **Roll Call: Carol Sommers, David Curtis, Joan Occhionero, Mark Bodoh, Robert Eldridge, Gary Vincent, Kathy Stone, and Rebecca Earnest.**
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 the Board need you.
  - b. The ACC Board has several vacant seats. If you are interested in serving, please submit your letter of intent.
6. **Approval of the Meeting Minutes- 4/10/2023**
  - a. Motion to approve Rebecca Earnest made a motion to approve the minutes, seconded by Gary Vincent.
  - b. Discussion
  - c. Call to vote  
**8 YES 0 NO**
7. **Treasurer's Report**
  - a. Motion to approve Rebecca Earnest made a motion to approve the Treasure's Report, seconded by Kathy Stone.
  - b. Discussion Some questions were asked.
  - c. Call to vote  
**8 YES 0 NO**
8. **District Property Manager Report Safety and Security:**

The District Office is challenging Eau Gallie Electric for services costs for recent electrical issues at the Guard Shack and Island. Most of the service calls were due to the electrical panel that was installed in 2021. Video and Audio Security: East Coast Alarms installed additional cameras throughout the Recreation Hall. East Coast Alarms are waiting for approval for additional surveillance near the Tillman Canal via Moonlight, and near the Americana gate. Guard Shack: Shift change please welcome David Barrie our new Guard Shack employee. His shift will be Thursday- Sunday evening. The awning for the Guard Shack is still four (4) weeks out. Pool Update: The warm pool control board has burned out and is no longer operating. The District was informed that the issue is not warranty related, but that the source of the burnout is



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related to our electrical feed. Eau Gallie Electric and Delton Electric were contacted. Both vendors indicated the board was burned out, and the exiting 208-volt load feeding the motor is insufficient as the motor requires 230 volts. Before a new board can be installed the electrical components need to be replaced. An additional surge protection system will be installed to increase the flow to the motor.

Recreational Hall Kitchen Plumbing: A plumber vendor came onsite to provide the District with a camera scope of the kitchen drainage due to backup issues. The plumber vendor investigated the drain line and found the cast iron lines are flaking and deteriorating. The line went from 3" opening down to about 1 ½ inches. The plumber was able to unclog the drain. Landscaping and Roads: Holiday Park Landscaping is now following in the footsteps of the Lawn Vendor, which seems to be working great. Lake Doctors were called to fix the back pond while also adding a blue LED fixture to the front pond. Speeding: Please SLOW DOWN! We do not want any more speed bumps. Pet Protocols: Your service dog must submit all legal and professional documentation to the District Office that meets the expectations of both the FHA and ADA regulations. Dogs MUST be on a leash at all times!

## 9. Old Business

- a. HGI contract- approval Mark Bodoh made a motion to discuss the contract, seconded by Gary Vincent. Discussion by several Trustee Board members and residents with questions was discussed. Vote to discuss 8 YES 0 NO.
- b. Hurricane shutters for the clubhouse- approval Trustee decided after some discussion to go with maximum resistance storm shutters. The cost will be \$8,836 with a 7-year warranty. Gary Vincent made a motion seconded by Rebecca Earnest. Call to vote 8 YES 0 NO.
- c. Budget presentation some discussion, May 31, 2023, will be the deadline for budget. There will be a third presentation.

## 10. New Business

- a. Pool pump update- Miguel Garcia, Jr. **(see District Manager's report)**

11. **ACC Report** Ron Foote gave an update on mobile homes being removed. Remember to completely fill out your application for approval before starting any work on your mobile home.

12. **HPPOA Report** NO REPORT

13. **HR Committee Report** updates need to be done to the posters for the office. District Property Managers job description.

14. **Public Comments** Miguel is doing a great job and has spectrum problems.

15. **Trustee Comments/ Announcements** some discussion was had.

16. **Adjournment** Rebecca Earnest made a motion to adjourn, seconded by Kathy Stone

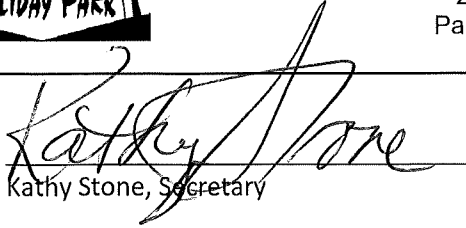
**Adjourned at 9:51 PM**



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Kathy Stone, Secretary

5-30-2025  
Date