



**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)**

May 22, 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

Cindy Harris  
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. The ACC Board has several vacant chairs. If you are interested in serving, please submit your letter of intent.
  - b. The Special District and Municipal Elections for Brevard County are scheduled for November 7<sup>th</sup>, 2023. If you are interested in running for a seat on the Board of Trustees, you will need to submit your application to the Board of Elections during the period of August 28<sup>th</sup>, 2023 (beginning at noon) through September 1<sup>st</sup>, 2023 (ending at noon). The following seats will be up for election: 1,3,5,7, and 9.
6. **Approval of the Meeting Minutes- 05/04/2023 and 05/08/2023**
  - a. Motion to approve  
Joan Occhionero made a motion to approve the 5/4/23 minutes, seconded by Cindy Harris.  
Becky Earnest made a motion to approve 5/8/23 minutes with corrections, seconded by Joan Occhionero.
  - b. Discussion
  - c. Call to vote  
**5/4/23 9 YES 0 NO**  
**5/8/23 9 YES 0 NO**
7. **Treasurer's Report: given with "uniform" coding correction.**
  - a. Motion to approve  
Becky Earnest made a motion to approve the treasurer's report to send for audit, seconded by Dave Curtis.
  - b. Discussion  
One question was asked about the reserve accounts.
  - c. Call to vote  
**9 YES 0 NO**
8. **District Property Manager Report**

Miguel stated that Eau Gallie Electric should be in Friday to work on the lights on the entry island. Gary



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Vincent made a motion to rescind the attorney letter for Paul Diamond, seconded by Joan Occhionero.

**Vote: 9 YES 0 NO**

## 9. Old Business

### a. Budget- Final presentation

Mark noted the changes on the budget with the \$20.00 assessment change for the next year with contingency expense at \$28,500, everything else is the same.

#### 1. Motion to approve

Cindy Harris made a motion to approve the budget for next year, seconded by Dave Curtis.

#### 2. Discussion

Dave Curtis told the audience to expect a raise in the assessment fee for the following year to be up to \$15- \$20 just to keep up with the needed upgrades in the park.

#### 3. Call to vote

**9 YES 0 NO**

## 10. New Business

### a. Lawn care- Miguel Garcia, Jr.

Miguel presented several options for buying our own equipment and having in-house lawn care. (see attached)

### b. Pool update- Miguel Garcia, Jr.

Miguel talked about the surface of the pool and the warm pool being closed. The corrections are under warranty and hopefully, the pool will be open again next week.

## 11. ACC Report

Bill Linhares is set to start his retirement on June 1<sup>st</sup>, 2023 and thanked everyone for their support and wished good luck to the new committee.

## 12. HPPOA Report

Pam Hefferman discussed the summer activities and stated that they are posted on the website and in the alcove.

## 13. HR Committee Report

Marcia Coyle said they are working on job descriptions and that Sandy McAvoy resigned and Cindy Bodoh volunteered to replace her. There was some discussion about adding committee members with no motion was made.

## 14. Public Comments

Pam Hefferman wanted to comment on Tony at the gate for his pleasant manner and also thanked him publicly for the Mother's Day flowers he gave all the women who went through the gate that day. Karen



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Footo talked about the scum in the cold pool, Miguel stated it was suntan oil. The guys used Dan and worked on it and will also be working on it tomorrow. Please don't use a suntan preventer with oil in it.

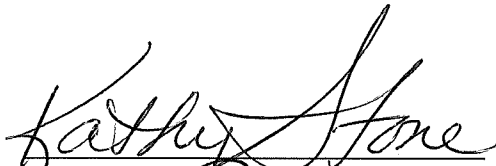
### 15. Trustee Comments/ Announcements


Gary Vincent stated that Karaoke's PC needs to be replaced after some discussion, it was decided that HPPOA could try to get a meeting organized to replace the PC and look into music on YouTube, Becky Earnest thanked the park for their support in the extra fundraising event at Pizzavola, we raised \$185.10 from this event. Joan Occhionero asked to have the purchasing policy put on the agenda for the next meeting. She also asked for U shaped table set for meetings for better hearing, etc. Mark Bodoh stated the draft for our audit is in our boxes, please let him know if you want anything discussed. Cindy Harris brought up the problem of speeding and asked for digital readers, we have already done this. Miguel asked if you see someone speeding, please get their license plate number and/ or a description of their vehicle and time so that the office can see if they can find it on the cameras. Carol Sommers mentioned that several Board members have not taken the Ethics course for this year and stated this is required by the state and to please get it done soon.

### 16. Adjournment

Becky Earnest made a motion to adjourn, seconded by Joan Occhionero.

Adjourned at 8:50 PM

  
Kathy Stone, Secretary

  
Date