



**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

REGULAR MEETING MINUTES (~~UN~~APPROVED)

September 11th, 2023 – 7:00 PM

Vacant
Chairman

Nancy Miller
Trustee

Kathy Stone
1st Vice-Chairman

Vacant
Assistant Treasurer

Cindy Harris
Secretary (**Acting Chair**)

Mark Bodoh
Treasurer

Rebecca Earnest
Assistant Secretary

Robert Eldridge, Sr.
Trustee

Vacant
Trustee

Vacant
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"

Rebecca Earnest

Regular Meeting

9-26-2023

September 11th, 2023



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1. Meeting Call to Order at 7:10 pm by acting chairperson Cindy Harris
2. Invocation by Beck Earnest
3. Pledge of Allegiance with a special prayer and moment of silence for 9/11 victims by all in attendance
4. Roll Call – Cindy Harris, Nancy Miller, Robert Eldridge, Becky Earnest, and Mark Bodoh. Kathy Stone was absent.
5. Acting Chairperson Announcements
 - a. There are a few vacancies for the Board of Trustees, again if interested, please submit your letter of intent. Please be aware that there are 5 seats up for election on November 3rd, 2023. Please VOTE!
 - b. There is still a vacant chair for the ACC Committee. If you are interested in serving, please submit your letter of intent.
 - c. Letter of intent submitted by Barbara Default
 - a. Motion to approve- made by Becky Earnest
 - b. Discussion- Mark Bodoh asked her why she wanted seat 4. She explained that she wanted to make sure she could do the job properly and wanted just the remaining term on seat 4 to do that.
 - c. Call to vote- 5 YES 0 NO
 - d. Letter of intent submitted by Benjamin Shane Boots for ACC Board
 - a. Motion to approve- made by Becky Earnest
 - b. Discussion- there was discussion about his age and whether he can sit on the committee, he is only 51 years old.
 - c. Call to vote- 6 YES 0 NO
6. Approval of Meeting Minutes 6/26/23
 - a. Motion to approve- made by Nancy Miller, seconded by Mark Bodoh
 - b. Discussion
 - c. Call to vote 6 YES 0 NO
7. District Manager's Report (see attached)
8. Old Business
9. New Business
 - a. **openthebooks.com**
Cindy Harris explained this was a public records request for information about Holiday Park. Our attorney advised that we comply with the request and that the company is legit. This was done and all personal information was redacted before the request was



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sent. We received a follow-up email that the request was received and we're ok. Nancy Miller noted that she heard of this company and even if they are legal, she advised that we should not comply again because she worked with Verizon, and they requested information from Verizon and Verizon took them to court and did not comply.

- b. **Resignations of Carol Sommers, Joan Occhionero, Gary Vincent & Miguel Garcia were read and are attached.**
- c. **Issues & Concerns** Mark Bodoh stated that he felt the re-organization of officers should be done as soon as possible and not wait until Kathy Stone returns. After much discussion, it was decided to put this item on the next agenda.

There was some discussion about spending and the budget only being a guideline.

There was some discussion about having another town hall and Board meeting with the Trustees present so all items can go on record.

- d. **Ricoh printer new contract**
 - a. **Motion to approve-** made by Becky Earnest, seconded by Mark Bodoh to enter into another contract for a lower monthly amount than the last contract with a new machine.
 - b. **Discussion**
 - c. **Call to vote 6 YES 0 NO**

10. HPPOA Report- Pam Hefferman stated their first meeting of the season will be held on October 2, 2023. All are welcome, she also talked about the various activities that were held over the summer.

11. CRT Report- no report

12. Public Comments- Carol Sommers mentioned the laundry contract having expired in August and wondered if anyone was working on this matter. Becky Earnest is working on it. Joan Occhionero stated that the employees are being paid to work at lunchtime and are leaving the building for lunch. If they leave for more than 20 minutes they should not be paid for that time. The Board agreed Cindy Harris would look into this matter. A time clock in the office was suggested. Sharon Schmidt asked about the Spectrum contract and was told the representative Chasen Gill will be at the next meeting to update us. Gary Vincent, as acting Chairperson then talked about Trustee violations, etc.

13. Trustee Comments- Nancy Miller stated that before the RFP for lawn care is sent out please correct the date, it still says 2022. Mark Bodoh stated that the issue with Sheree Morris is still in process. He would like to discuss getting a new auditor at our next meeting. He has not been happy with the present company. Becky Earnest stated that each trustee should be spending time in the office.

14. Adjournment

Becky Earnest made a motion to adjourn, seconded by Mark Bodoh

Vote: 6 YES 0 NO

Meeting adjourned at 9:45 PM