



**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 (Unapproved)

January 2, 2024 – 7:00 PM

Mark Bodoh
Chairman

Kathy Stone
Secretary

Nancy Miller
Trustee

Vacant
Trustee

Barbara Dufault
Asst. Secretary

Patti Peck
Treasurer

Becky Earnest
1st Vice-Chairman

David Kearns
2nd Vice Chairman

Robert Eldridge
Trustee

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"



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

1. **MEETING CALLED TO ORDER: Mark Bodoh**
2. **Invocation by Rebecca Earnest**
3. **Pledge of Allegiance By all attendance**
4. **Roll Call Mark Bodoh, Kathy Stone, Patti Peck, David Kearns, Nancy Miller, Barbara Dufault, Rebecca Earnest, Robert Eldridge.**
5. **Chairman Announcements:**
 - A. **The ACC Board has several vacant chairs. If you are interested in serving, please submit your letter of intent.**
 - B. **Need a liaison for the ACC meeting.**
 - C. **The Board Of Trustees needs a treasurer.**
 - D. **To the Board of Trustees letter from Carol Sommers**

The letter was from a previous meeting the Board had on 12/21/2023 some personal information was brought up that should not have come up at a Board meeting from Cindy Harris.

Kathy Stone read a letter from Cindy Harris stating the information she obtained was from a complaint she received from a resident she was trying to resolve. She was not in any personal files.

Kathy Stone read the resignation letter from Cindy Harris Dated January 3, 2024
6. **Approval of Minutes for 12/11/2023 and 12/21/2023**

Motion to Approve: Kathy Stone made a motion to approve the minutes for 12/11/2023. David Kearns seconded it.

Call for Vote: 7 Yes 1 No

Motion to Approve: Kathy Stone made a motion to Approve the minutes for 12/21/2023. Barbara Dufault seconded.

Call for Vote 7 Yes 1 No
6. **District Report: 115 Holiday Park and 1067 Moonlight poles are getting fixed. Chasen Gill will be reimbursing the 65.00 fee for the spectrum installation. Please come to the office with your name and address. Kathy Stone as acting DM fired Maiya and Cristian quit so she called Lori Lyon and Kathy Richardson to fill in until the park can hire an administrative Assistant. Lori Lyon and Kathy Stone will be looking on Indeed for the office Help. A New Ice Machine was installed and the old one is in the Laundry Room. There will be a sign put on the Machine NOT FOR HUMAN CONSUMPTION. Please use the old one for your coolers. The service contract for both machines will be every 4 months. The fire extinguisher by the new ice machine will be moved.**
7. **New Business YARDI BREEZE PRESENTATION. Alex from the company gave a presentation to the Trustees. This company will not fit Holiday Park's needs to move forward in 2024.**
8. **Old Business: Weiss Serota Helfman Cole Bierman Law Firm. Nancy Miller made a motion to discuss the law firm Rebecca Earnest seconded. The discussion from the**



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

Board was that the Trustees would like a law firm dealing with Special Districts and Grants and Bonds. Tabled until next meeting.

9. **Lawn Crews: Mow-Tivated, Creative Pavers, Brightview, Tammy Becker Pools and More.** The Proposal for the Lawn Crews will be revised the lawn crews will need to send in a new sealed proposal for the Trustees. The Trustee Board has until March 31,2024 to decide on the new Lawn Crew. The Trustees will ask the Lawn Crews to have their proposals in by February 15,2024. Discussion with the Board and residents on what we would like them to do for us. Nancy Miller will check into this more for the Board.

District Manager: Patti Peck will serve the District Managers committee as their liaison person. The committee received 45 resumes. The committee will interview 4 people from this group on Thursday, Friday and Saturday. The Second interview will be with 2 people that the Board will interview and vote on. There will be a 90 day probation period with an approval from the Board after 90 days. Becky Earnest made a motion to discuss salary Nancy Miller seconded it the Board discussed 65,000 dollars to start. Call for Vote 8 Yes 0 No

Becky Earnest made a motion to discuss the by-laws David Kearns seconded it. Becky Earnest would like a discussion on the by-laws to change when you can get back on the Board once you resign. Discussion from the Board was every situation is different. The chairman will rework the wording and get back to the Board.

10. **HPPOA: Karen Carreiro** stated the fire extinguisher will be moved. Would like the Kitchen to be locked will check on if we can keep the kitchen locked from the Fire Marshall. Selling tickets for 2 quilts. Will be doing Block Captains again this year to sell HPPOA memberships. Would like to replace two chairs in the hall. The cost was 1498.00. Becky Earnest brought up using the fund raiser money for this expense.

11. **ACC Report: No Report**

12. **Review Committee Report: No more committee dissolved.**

13. **Public Comments: Karen Foote** reminded everyone to get the new sticker for your car. Also need stickers for your bicycle and golf cart. David Kearns will be the Liaison for the ACC Committee. Residents brought up the expense for the roads just so the Board would have a idea how much to put in the budget.

14. **Trustee Comments:Patti Peck** resigned from the 1st Vice Chairman position. She will take the position of Treasurer. Call for a Vote 8 Yes 0 No. No Assistant



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

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

Treasurer tabled. Becky Earnest resigned from Assistant Secretary and took the position of 1st Vice Chairman. Call for Vote 8 Yes 0 No. Barb Dufault took position of Assistant Secretary. Call for Vote 8 Yes 0 No.

- 15. Adjournment: Becky Earnest made a motion to adjourn seconded by Kathy Stone
Time 9:14**