



# 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

January 22, 2024 – 7:00 PM

Mark Bodoh  
Chairman

Kathy Stone  
Secretary

Rebecca Earnest  
1<sup>st</sup> Vice-Chairman

David Kearns  
Second Vice Chairman

Patti Peck  
Treasurer

Barbara Dufault  
Assistant Secretary

Vacant  
Assistant Treasurer

Robert Eldridge, Sr.  
Trustee

Nancy Miller  
Trustee

Mark Bodoh  
Acting 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 Mark Bodoh at 7:02 on January 22,2024
2. Invocation by Barbara Dufault
3. Pledge of Allegiance by all in attendance
4. Roll Call Mark Bodoh, Kathy Stone, Patti Peck, David Kearns, Nancy Miller, Barbara Dufault, Becky Earnest, Robert Eldridge.
5. Chairman Announcements the ACC Board has vacant seats. If you are interested, please come to an ACC meeting and submit your letter of intent.
  - a. There is also a vacant seat on the Board of Trustees, please submit your letter of intent.
  - b. A suggestion box will be placed in the foyer. Please give us suggestions or comments about what might work better for the trustees or better the park. The Ethic course has changed for this year. Wait until February before you take the course.
6. Approval of Minutes for 1/2/2024 and 1/8/2024
  - a. Motion to Approve Becky Earnest made a motion to approve the minutes for 1/2/2024 with few corrections Barb Dufault seconded. Discussion was Lori will fix the minutes tomorrow.
  - c. Call for Vote 8 Yes 0 No

#### Approval for the minutes for 1/8/2024

Motion to approve Patti Peck made a motion to approve the minutes with a few corrections

Becky Earnest seconded. Discussion was some of the comments should be under the Trustees

and Mark Bodoh made a comment not to advertise on Facebook if you are working in the park.

Call for Vote 8 Yes 0 No

Workshop Items: Discussion with WEISS, SEROTA, HELFMAN, COLE, BIERMAN. Mark Bodoh asked if they would help with solar panels yes of course they can help the park. Patti Peck asked how long it would take to get back to the park if we called or left an e-mail. They responded as soon as possible. Kathy Stone asked about the 5013c for a special district. Didn't know about 5013c will check into and let the park know. Becky Earnest asked about the fee per hour. The fee is 350.00 an hour. This is prorated by minutes. Can you teach Sunshine Laws to the Trustees? Yes, the law firm can but you have to understand there are several Sunshine Laws to learn. Sounded like the law firm used them when they needed to. The law firm can help the park with State and Federal Bonds and Grants. One of the residents asked if the park was still under a lawsuit and yes, we are. Fmit Insurance company is



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handling the claim not our attorney. Nancy Miller asked about government bonds for funding of the roads in the park. Do several people in the office deal with the Sunshine Laws? Special District handbook and statues do you know all about them? Didn't seem to know about the Special District handbook. Patti Peck mentioned the Special District handbook is best used online because it has been updated several times. What percentage of your revenues come from Special Districts? A resident asked about letting our lawyer know the park will be getting a new lawyer do we have a contract? Trustee tabled the lawyer until March 11, 2024 for further information.

**District Report:** Mark is still working on the poles in the park. If you have been charged to install your spectrum equipment, please come to the office. Mark Bodoh is working on a sports package for the rec hall. Please clean out your pockets when using the washing machines, one got burned up with a metal stake that was left in someone's pocket. RSP's are being worked on for the lawn crew. Road repairs on Wood Court and Floral court are being worked on. Roads in the park are getting bad. Trees along I-95 got trimmed. Water drainage in the canals is being worked on. Residents who rent in the park can get their stickers for their car Tuesday, Wednesday and Thursday the week of January 22 through 26, 2024. Make sure your mailbox has numbers on both sides for the emergency personnel to find you.

**8. Treasurers Report:** Mark Bodoh gave the Treasurer report. There were a few mistakes that needed to be corrected. The office is working on QuickBooks but it's becoming difficult so decided to keep what the office is already using. Called Cindy from TurnKey Bookkeeping to come back and finish the books out. 50.00 dollars an hour plus 15.00 dollars for each 1099. Motion on the floor to bring the bookkeeper back to finish the books Mark Bodoh made a motion Patti Peck seconded.

Call for Vote 8 Yes 0 No

Patti Peck asked if the park could hire a bookkeeper right away? It was suggested that when we hire an administrative assistant make sure they can do this job. Mentioned part-time person to handle the job. Mark wanted a Volunteer to research bookkeepers.

**9. Workshop Items:** Discussion to change the By-Laws. Becky Earnest made a motion to change the By-Laws if a Trustee is terminated or resigns before the end of their term, that person must wait at least one Brevard County voting cycle before applying to be a Trustee again seconded by Patti Peck. Discussion from residents and Trustees. Mark Bodoh explained how the election works. Becky Earnest reneged her motion as well as Patti Peck. This is tabled until the next meeting.

**District Manager Committee Report:** Mark Bodoh read a report on the Sunshine Law. Patti Peck also commented on the same paragraph. Maybe we need a legal presentation for this. Kris Marcel gave a report on the district manager. The committee interviewed the candidates and there down to two candidates for the Trustees to interview. The Special Meeting was cancelled because someone said the Sunshine Laws were being violated. Sunshine Laws were discussed at this meeting and NO Sunshine Laws were violated. So, the Trustees will proceed with the hiring of the District Manager. The two candidates are Daniel Tarowski and Jessica Seager. Becky Earnest made a motion to bring the candidates to the Board for interviews Nancy Miller seconded. January 29, 2024, Special Meeting from 3:00 & 5:00.



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**Budget Committee: Patti Peck to find a committee for the budget. Becky Earnest made a motion to have a committee for the budget David Kearns seconded.**

**Call for Vote 8 Yes 0 No**

**Residents as Employees: We are a Special District nonprofit so residents in the park cannot become employees of the park. David Kearns made a motion to hire residents as employees Nancy Miller seconded. Lots of Discussion from the Trustees and residents. We are a recreational district, yes, we are. Contact the lawyer? Let's get this clarified.**

**Call for Vote 2 Yes 6 No Mark Bodoh, Barbara Dufault, Becky Earnest, Kathy Stone, Patti Peck, Nancy Miller. Motion is not carried.**

**Drones in the park: Drones are not allowed by law in Brevard County or in the park.**

**10. HPPOA: Dinner Dance for January 27, 2024, is sold out. February 4, 2024, there will be a meet and greet hosting is HPPOA. There will be a class on AED how to use the equipment. Working on a date. The HPPOA ordered two new chairs for the hall cost is 1498.00. the money for the fund raisers will be used. HPPOA would like 500.00 dollars from the Trustees to decorate the foyer. HPPOA are selling chances for two raffles 26 chances for 5.00 dollars.**

**11. ACC Report Shawn Hoots gave a report on February 22,2024 there will be a safety class in the park from 9:00 to 12:00.**

**12. Public Comments: NO comments**

**13 Trustee Comments/ Announcements:**

**14. Adjournment: Becky Earnest made a motion to adjourn the meeting seconded by David Kearns.**

**Adjourned 9:24**



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