



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
March 11, 2024

Kathy Stone
Secretary

Mark Bodoh
Chairman

Rebecca Earnest
1st Vice Chairman

Patti Peck
Treasurer

Barbara Dufault
Assistant Secretary

David Kearns
2nd Vice Chairman

Vacant
Trustee

Vacant
Trustee

Karl Bohne Jr.
District 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 the public meetings.

NOTE: MINUTES OF THE BOARD MEETING 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"

Regular Meeting

March 11, 2024

321-724-2240

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1. Meeting was called to order by Mark Bodoh at 7:01 on March 11, 2024
2. Invocation by Barbara Dufault
3. Pledge of Allegiance by all in attendance
4. Roll Call Mark Bodoh, Kathy Stone, David Kearns, Patti Peck, Rebecca Earnest, Barbara Dufault, Nancy Miller absent.
5. Chairman Announcements
 - A. The ACC Board has several vacant chairs. If you are interested in serving, please come to an ACC meeting so this committee can submit your letter of intent on your behalf.
 - B. The Board of Trustees is also looking to fill "vacant" seats, please submit a letter of intent.
 - C. Bookkeeper was taken off the Agenda, and Chairman added the ACC change of By-laws to be voted on by the Trustee Board.
 - D. Letter of intent for Larry Kopenkoskey for ACC Board
 - E. Resignation letter for Nancy Miller. Kathy Stone read the resignation letter from Nancy Miller.
6. Approval of Minutes for 2/7/2024 and 2/26/ 2024

Approval of Minutes for 2/7/2024 Becky Earnest made a motion to accept the minutes for 2/7/2024 with one correction. The meeting was a Special Meeting not a Regular Meeting, Patti Peck seconded.

Call for a Vote 6 Yes 0 No

Approval of Minutes for 2/26/2024 Patti Peck made a motion to accept the Minutes for 2/26/2024 Becky Earnest seconded.

Call for Vote 6 Yes 0 No

7. Report Daniel Tarnowski the District Manager gave a report. Please make sure all contractors are called in ahead of time to make sure the flow at the gate is smooth. Pool Update On March 1, 2024, the pump on the heated pool went down. Called Eau Gallie they noticed a wire going to the breaker had heated up and melted. Eau Gallie replaced the wire and breaker to meet requirements per specifications. Having a problem with the motor also Eau Gallie doesn't work on motors. Called Pool Doctor they advised the District Manager some company worked on the motor so they would not be able to keep the warranty on it. Called Brevard Pools they came out on March 5, 2024, and stated the motor needed to be replaced. Brevard Pools replaced the motor and a GFCI outlet also had to be replaced for the chemical feeder. Cracks on the bottom of the pool need to be fixed waiting on Pool Doctors on time frame. District Manager would like to charge a fee of 165.00 dollars for 6



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months for the compound to maintain the equipment. District Manager would like the Trustees to consider a fee of 60.00 dollars for background checks on top of the fee of 50.00 dollars for application in the Park. District Manager talked about Streamline it's a Web Cam for the park. One time set up fee would be 2500.00 and 375.00 monthly fee. The chipper will be used on Friday's between 1:00 and 3:30. Please make sure you're dog is on a leash at all times. NO DOG should weigh over 25 pounds. Service dogs and ESA dogs are different. If you have questions, please come to the office.

8. Old Business

- A. RFP'S for Lawn Service Patti Peck made a motion to discuss the RFP's from the Lawn Crews Kathy Stone seconded. Brightview and Mow-tivated sent in the right proposal to accept the bid. Tammy Becker Pools and More and Creative Pavers LLC did not. Lots of discussion with Trustees and residents. Remember this is a proposal not a contract. This will be one fiscal year through September 30, 2025

Becky made a motion to Approve a contract with the Lawn Crew Mow-tivated Barbara Dufault seconded.

Call for vote 5 yes 2 No. The two No votes were Mark Bodoh and David Kearns.

Making a note that David Kearns left the meeting at 8:07.

- B. Pay raises for Robert Peterson and Robert (Justice) Schara. Becky Earnest made a motion to discuss pay raises for Robert Peterson and Robert Schara. Kathy Stone seconded. Discussion both employees know their job and it is time for them to have a raise. Robert Peterson from 16.48 an hour to 20.00 hour. Robert Schara from 15.00 an hour to 16.00 an hour.

Motion was made by Becky Earnest to give both employees a raise seconded by Barbara Dufault.

Call for a vote 5 Yes 0 No

- C. Vetting Park Realtors Discussion was Realtors are not giving out the right information to the people buying in the park. Chris Marcella offered her services to talk to the Realtors and Brokers to let them know the rules in the park. No motion or vote was needed.

- D. Residents as Park Employees Mark Bodoh read from our by-laws in the park on residents being employees. Mark Bodoh mentioned this would be for the gate only not the office. Discussion with Trustees and residents. Patti Peck would like to investigate this more to make sure we are in compliance with the Special District laws. Tabled until next meeting.

9. New Business ACC rule changes. Patti Peck made a motion to approve the new by-laws for the ACC seconded by Barbara Dufault.



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New By-Law If an ACC member is terminated or resigns before the end of their term, that person must wait at least one year from the date of resignation to re-apply. Special consideration will be given to extenuating circumstances and will be determined by the ACC Board and the Board of Trustees. Also you must be a resident in the park for at least one year before submitting a letter of intent to the ACC Board.

10. ACC Report No report

11. Public Committee Report New residents parking on the grass need to be informed not to do this. Residents are concerned about the sexual offenders in the park.

12. Trustee comments/ Announcements Mark Bodoh talked with the Police station about posting NO TRESPASSING signs at the gates. Larry Kopenkoskey letter of intent will not be read. Suggestion box had a few suggestion about the pickle ball courts, cleaning off the wall, lights at the gazebo. Thank you all for coming.

13. Adjournment Becky Earnest made a motion to adjourn. Adjourned at 9:23