



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
WORKSHOP MEETING MINUTES
March 25, 2024 – 7:00 PM

Mark Bodoh
Chairman

Kathy Stone
Secretary

Trustee

Trustee

Barbara Dufault
Asst. Secretary

Patti Peck
Treasurer

Becky Earnest
1st Vice Chair

David Kearns
2nd Vice Chair

Trustee

Daniel Tarnowski
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."

BOARD OF TRUSTEE MINUTES
WORKSHOP MEETING MARCH 25, 2024

1. Meeting called to order by Mark Bodoh at 7:02 PM
2. Invocation by Barbara Dufault
3. Pledge of Allegiance by all in attendance
4. Roll Call: Mark Bodoh, Patti Peck, Rebecca Earnest, and Barbara Dufault. Absent Kathy Stone, David Kearns

5. Chairman Announcements: Mark stated that our attorney said we were allowed to have meeting without quorum as long as we did NOT vote on anything. He also mentioned starting next week the office window will close at 3:00PM. If you need to do something later than that please call and make an appointment.

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 your letter of intent.

6. Discussion of Minutes for 3/11/24: Several corrections were mentioned.

7. District Report: Dan Tarnowski made his report, see attached.

8. Treasurer's Report: Mark stated that our new bookkeeper is inputting payables to bring us up to date. No report. Hope to have the report for the second meeting in April.

9. Workshop Items.

A. Contract for lawn service Mark Bodoh stated there are a few things that need to be updated in contract before signing. Our current contract runs thru the end of April.

B. Vetting Park Realtors- Mark stated for Chris Marcelle that our forms need to be updated for sellers

C. Update on office personnel/New hires – was covered in District Report

D. Pedestrian access- will be done in house at cost of less than \$500. Should help with walkers, bikers, & people that don't belong in park. Should be done soon.

E. Dog tags – being worked on by many volunteers

F. Rec Hall Upgrades – Don Washington – will have a written list for Trustees of things that will be needed for the sound system upgrade. Asking for up to \$5,000.

10. HPPOA report: Thanks to Karen & volunteers for great BBQ last Sat.

11. ACC Report: none

12. Public Comments: Steve Ambrose stated that renters should have background checks as well as new owners. Carol Adey stated we should still continue to look for a new attorney more suited to our needs. Karen Carriero said that background checks should be done on seasonal renters as well as full time renters. But if they are returning no need to do another each year. Florence Stafford would like to know what the requirements are to be a Trustee. Marcia Coyle stated that golf carts are not legally allowed to leave park. Annette Ragas stated if residents leave the park on golf cart it is at their own risk.

13. Trustee Comments: Barbara Dufault thanked everyone for coming. Happy Easter Becky Earnest mentioned that nothing should be left on bench where food is left. It's supposed to be just for food, not clothes, shoes etc. Happy Easter. Patti Peck: Ditto. Mark Bodoh stressed again the need for volunteers for the Board of Trustees and ACC

14. Adjournment: Becky Earnest made a motion to adjourn. Adjourned at 8:20PM



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March 25th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- As you plan on leaving the park to head up north, please remember to prepare your home for Florida weather before you leave. Also please stop up at the office to update your contact information.
- Background solutions nationwide will be the company that we will be conducting background checks for Holiday Park effective immediately this means application fees will go up to \$110.
- We are going to start to install a pedestrian gate at the front gate of Holiday Park March 26th, 2024.

2. Main Recreation Hall, Landscape and New Hires:

- With the help of Mr. Washington, we are looking to make some upgrades to the Rec Hall sound system and camera capabilities.
- Shuffleboard lighting "Eau Gallie Electric"
- Billiards room A/C unit went out Monday March 18th Platt AC came out and finish repairs Wednesday March 20th.
- Upgrade to file maker Pro \$990 annual fee.
- Mandi Weir started 3/14 she had been hired to do Bookkeeping and office duties.
- Jessica Saeger started 3/18, and she will be the office manager.
- I have tried to reach out to Pool Doctors numerous times and still don't have an update at this time on when the pool will be scheduled to get fixed.
- Pool Flow meter has been addressed.
- Application changes reflecting price change and some additional information is being requested by office staff.

Best Regards,

Daniel Tarnowski
Special District Property Manager