



**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**

April 22, 2024 – 7:00 PM

Mark Bodoh
Chairman

Kathy Stone
Secretary

Vacant
Trustee

Vacant
Trustee

Barbara Default
Asst. Secretary

Patti Peck
Treasurer

Becky Earnest
1st Vice Chair

Cynthia Grose
Trustee

Vacant
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 cell phones 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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**Workshop Meeting
April 22, 2024 7:00 P.M.**

1. Meeting called to order by Mark Bodoh at 7:03 P.M.
2. Invocation Becky Earnest
3. Pledge of Allegiance by all in attendance
4. Roll Call Mark Bodoh, Kathy Stone, Patti Peck, Becky Earnest, Cynthia Grose, Barbara Dufault absent.
5. Chairman Announcements
 - a. The ACC Board has several vacant chairs. If you are interested in serving, please come to the ACC meeting so this committee can submit a letter on your behalf.
 - b. The Board of Trustees is also looking to fill vacant seats, please submit a letter of intent.
 - c. Mark Bodoh gave an update on the litigation with Sheree Moore. Sheree Moore has 90 days to respond to the letter she received.
 - d. Mark Bodoh will be moving the ACC Report on the agenda to after the minutes. Mr. Hoots cannot stay for the meeting.
6. Approval of Meeting Minutes for 3/11/2024, 3/25/2024 and 4/8/2024



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- a. Motion to Approve the Minutes for 3/11/2024 Patti Peck made a motion to approve the minutes for 3/11/2024 Becky Earnest seconded.
Call for Vote 5 Yes 0 No

Motion to Approve the Minutes for 3/25/2024 Becky Earnest made a motion to approve the minutes seconded by Patti Peck.
Call for Vote 5 Yes 0 No

Motion to Approve the Minutes for 4/8/2024 Patti Peck made a motion to approve the minutes seconded by Becky Earnest.
Call for Vote 5 Yes 0 No

7. ACC Report Mr. Hoots talked about possible dates for next year's training, January 15th and 30th. More to come when the dates get closer. Fine system on properties that are not fixing the violations. Thank you to Mike Johnson for your valuable help. ACC has three applicants for the ACC Board. Karen Foote mentioned the fine system needs to be enforced.

Kathy Stone read the letter of intent for Delores Lencioni. Becky Earnest made a motion to appoint Delores Lencioni to the ACC Board seconded by Patti Peck.
Call for Vote 5 Yes 0 No



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Kathy Stone read the letter of intent for Liz Garcea. Patti Peck made a motion to appoint Liz Garcea to the ACC Board seconded by Kathy Stone.

Call for Vote 5 Yes 0 No

Kathy Stone swore in Delores Lincioni and Liz Garcea.

8. District Report April 16,2024 installed a pedestrian gate. Owners when leaving for the summer need to come to the office and fill out a pass for people who are allowed on the property. Need to order more day passes. Last order in December cost \$422.78 for 10,000 day passes. File Maker Pro needs to be installed and would like to get two new computers for the office. Rental for the Rec Hall for public use. Raise the price to rent the hall. Compound is done except for #61. Please come to the office if you have this number. Please dispose of branches on your property and don't put in green space. Grants are being checked into with the City of Palm Bay. Mr. Washington would like to work on the sound system this summer. Put on the agenda to discuss. Kitchen Status so far just one estimate. Rental list is still a work in progress.

9. Old Business

- a. New Owner Application Daniel Tarnowski talked about the authorization form for renters and new homeowners. There will be a \$60 dollar additional charge with a few new things added to the



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authorization form. Place for realtors name and phone number, sellers name, added residence line for 2 pets, background check for all people living in the residents. \$60 dollars is charged for EACH person. Mark Bodoh will get copies for the Trustees. If there are questions, talk to the District Manager.

- b. Deed Restrictions (Fines) the fine system needs to be worked on and enforced. Mark Bodoh will make copies for the Trustee Board. Tabled until next meeting.

10. New Business

- a. Budget (24-25 Fiscal Year) Budget will be discussed at the regular meeting in May and at the workshop meeting in May. Trustees will vote on the budget.
- b. Meeting Scheduled for 5/27/2024 (Memorial Day) Becky Earnest made a motion to change the meeting to 5/20/2024 Kathy Stone seconded.
Call for Vote 5 Yes 0 No
- c. Rentals (Definition) Mark Bodoh gave the Trustee Board a report on the rentals in the park. The Park is over 20% rentals. Rentals are properties the owner doesn't live in. Seasonal renters are under 20% also. Mike Johnson brought up charging the landlords



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500.00 dollars a year to keep paperwork up in the office. The District Manager believes there are 182 rentals in the park. Karen Foote is saying people are renting out rooms also. People are telling the office they are not a rental so we need to work on this in the office. Bruce Crabb brought up rentals not being taken care of in the park. 20% rentals are in the Deed Restriction. The park needs to get control of this situation. Karen Carreiro also mentioned charging the landlords a fee because the office does a lot more paperwork. It would generate 91,000 dollars a year for the park. Sherri Moore brought up a 3 month rental not month to month. Carol Addy talked about the LLC charging a fee.

Letter of intent was read for Janet Keeble.
Becky Earnest made a motion to accept the alternate Janet Keeble to the ACC Board seconded by Patti Peck.

Call for Vote 5 Yes 0 No
Kathy Stone swore in Janet Keeble.

11. HPPOA Report Becky Earnest said April 26, 2024 is the fundraiser at Jersey Brothers. Brown Bag Ladies luncheon over the summer starting in May.



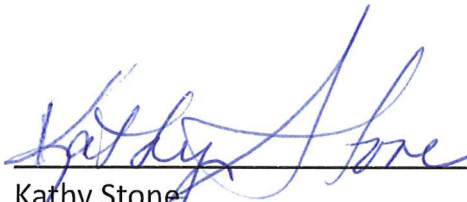
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12. Public Comments One day passes, maybe find something reusable. Chris Marcelle mentioned the realtors still don't have the right paperwork.

13. Trustee Comments/Announcements Make sure your paperwork is filled out in the office before you leave for the summer.

14. Adjournment Becky Earnest made a motion to adjourn.
Adjourned at 8:37 P.M.



Kathy Stone
Board of Trustee - Secretary



Date