



# 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

### REGULAR MEETING MINUTES

May 13, 2024 – 7:00 PM

Mark Bodoh  
Chairman

Kathy Stone  
Secretary

Vacant  
Trustee

Vacant  
Trustee

Barbara Default  
Asst. Secretary

Patti Peck  
Treasurer

Becky Earnest  
1<sup>st</sup> 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 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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MOBILE HOME PARK RECREATION DISTRICT

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**BOARD OF TRUSTEES**

Regular Meeting Minutes  
May 13, 2024 - 7:00 pm

1. Meeting Called to Order: Mark Bodoh called the meeting to order at 7:03 pm.
2. Invocation: Becky Earnest
3. Pledge of Allegiance: All in attendance.
4. Roll Call: Mark Bodoh, Kathy Stone, Patti Peck, Cynthia Grose, Becky Earnest. Absent: Barbara Dufault.
5. Chairman Announcements:
  - a) The ACC Board has several vacant chairs. If you are interested in serving, please come to ACC meeting so this committee can submit your letter of intent on your behalf.
  - b) There are also 3 vacant seats on the Board of Trustees, please submit your letter of intent,
  - c) Moving the ACC Report to number 7.
  - d) Card room update Mark Bodoh showed the material that will be used in the card room remodel. The room will also be painted later this Fall.
  - e) Trustee Elections will be coming up.
6. Approval of Minutes for 4/19/24 and 4/22/24:

Becky Earnest made a motion to approve the minutes for 4/19/24 seconded by Patti Peck.  
Call for Vote 5 Yes 0 No

Patti Peck made a motion to approve the minutes for 4/22/24 seconded by Becky Earnest with a few spelling corrections.  
Call for Vote 5 Yes 0 No
7. ACC Report: Thank you to the 3 ladies who joined the ACC Board. A copy of the recent changes to the ACC Board was given to the Board of Trustees.

Kathy Stone read a letter of intent for Ursula Breunig. Patti Peck made a motion to accept Ursula Breunig to the ACC Board seconded by Kathy Stone.

Call for Vote 4 Yes 1 No

Kathy Stone read the Oath of Office to Ursula Breunig. ACC Board has 1 seat vacant.



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8. Attorney "Special District": Roy Van Wyk gave the district background information about the company. Patti Peck asked a question about litigation suits from former employees. Mark Bodoh asked about hiring within the park at the gate. Kathy Stone asked if they could help with getting a 5-person board if the situation came to that. Becky Earnest asked what Special Districts they deal with. A question about the budget was brought up. Can this company help with the budget? The budget would need \$60,000 to \$80,000 allocated to the attorney budget for this company to take that on.
9. District Report: Daniel Tarnowski gave an update on the gate passes. The Park will need to add \$1,000 more to the budget for the gate supplies. A new detector was installed in the card room. The old one was ruined by water from the ceiling. Platt's annual inspection for all a/c units will be on 5/14/24. File maker Pro has been updated in the office. Looking into a new webmaster called Wphosting. The cost is \$249 a month. The company has been in business for 16 years and they gave us 6 references.

Becky Earnest made a motion to raise the rental sticker fees from \$20 to \$30 seconded by Kathy Stone. Make sure the new amount is posted to the website. It will go into effect in June 2024.  
Call for Vote 5 Yes 0 No

Car Fit Palm Bay Police are having a safety driver course for older citizens at Palm Bay Senior Center on May 28, 2024, from 8:00 am to 10:00 am. The pool deck has been power washed. Recreation Hall chairs are being refurbished. The ice machine in the laundry room will be removed as it is not working right. District Manager gave a report on power washing both walls. Creative Pavers gave an estimate of \$18,560 for both walls. Daniel Tarnowski is looking into buying a power washer for \$4,999.99. Daniel Tarnowski will call the company to see if the company will come out and do a test run. He wants to make sure the washer is powerful enough to clean the walls.

10. Budget Report: Patti Peck gave the budget report. A few questions and suggestions were made. Patti Peck will fix the budget and it will be discussed at the next Board meeting. Fundraising was brought up again at this meeting, it is a must. The budget needs to be approved by June 2024.
11. Old Business:
- a) New Owner/Renter Application: Becky Earnest made a motion to accept the application and seconded by Cynthia Grose. Discussion: page numbers and dates needed to be added. Background checks could cost up to \$85 for each person. Becky Earnest and Cynthia Grose rescinded their motions. Tabled until the next meeting.
  - b) New Recreation Hall Policy: Patti Peck made a motion to accept the rental policy with corrections Kathy Stone seconded. Remove line 4 on the fee schedule with reads "A bereavement kit may be purchased from HPPOA".  
Call for Vote 5 Yes 0 No



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- c) Recreation Hall Upgrade for Sound System: Becky Earnest made a motion to approve UP TO \$5,000 for the sound system upgrade and to ask HPPOA to split the cost with the Trustees seconded by Kathy Stone.  
Call for Vote 5 Yes 0 No

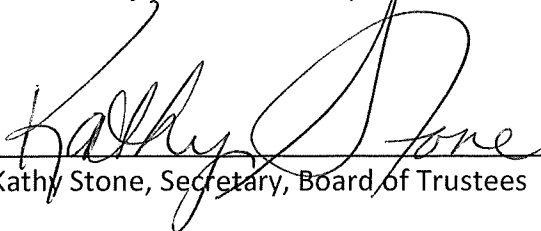
12. New Business:

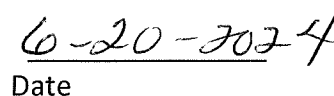
- a) Rental Approvals: Becky Earnest made a motion to approve the rentals seconded by Patti Peck. Approved 1133 Parkview Court, 220 Holiday Park Boulevard, and 1125 Greenview Court. Holiday Park is at the maximum 20% rentals or 140 mobiles. Deed Restrictions say the Board of Trustees must approve your application for rental before moving in. So, at this point NO new rental will be available to rent only ones that already have been rentals.
- b) 1035 Moonlight Court: The discussion was the owner (Desiree Bonner) of the mobile has her teenage daughter living with her until she can get into the dorms at college. The daughter should not be living in the park. NO motion on the floor.
- c) 226 Holiday Park "3 vehicles": Three stickers are not the policy in the park. Owners and renters are allowed two (2) stickers only. NO motion on the floor.
- d) Realtor form: Discussion on realtors should be getting a checklist of the things that need to be checked off when buying a house or renting a house in the park. Tabled until the next meeting.

13. HPPOA Report, Public Comments, and Trustee Comments were not discussed. The meeting ran to long. Becky Earnest wanted to ask a question before the Board adjourned. The question asked was why did everything get moved out of the kitchen and several people didn't know about it, even the ladies of the HPPOA. Becky Earnest does summer bag lunches for the ladies. She had nothing to use for the luncheon. Most things were stored in the paper closet which is bad because you must move everything around to get what you need. Discussion was made to move it all back with help.

Carol Adey commented on the webpage not being up to date like it should. Suggested to go with a new company.

14. Adjournment: Becky Earnest made a motion to adjourn at 10:10 pm.

  
Kathy Stone, Secretary, Board of Trustees

  
Date



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May 13, 2024

Port Malabar Holiday Park Trustees:  
Manager's Report

**1. Safety and Security:**

- Gate Passes have been received.
- Need to add \$1,000 to gate supplies for 30,000 gate passes annually.

**2. Main Recreation Hall, Landscape and New Hires:**

- Platt's Annual inspection of all A/C units will be 5/14/24.
- Office update. "computers" "FileMaker Pro" "webmaster"
- Pool Doctors letter sent out 4/17/2024 returned on 4/25/2024 new letter sent to additional address 5/3/2024.
- Rental stickers renewal for June 2024 all renters will fill out a form when getting sticker. Request the cost of the stickers go from \$20 to \$30 due to the increase price of the stickers.
- Rental lists update
- CarFit "Palm Bay Police"
- The pool deck has been power washed. Pool Doctors update
- Rec hall chairs are being refurbished.
- I would like to request \$3,520 be added to the depreciation line on the budget line 105.
- Ice Machine in Laundry room.
- Power washing sound walls and CVS wall.

Best Regards,

Daniel Tarnowski  
Special District Property Manager