



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

June 24, 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 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"



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

BOARD OF TRUSTEE MINUTES
WORKSHOP MEETING JUNE 24, 2024

1. Meeting called to order: Mark Bodoh at 7:03 PM
2. Invocation: Barbara Dufault
3. Pledge of Allegiance: All in attendance.
4. Roll Call: Mark Bodoh, Patti Peck, Rebecca Earnest, Barbara Dufault, Cynthia Grose, Kathy Stone.
5. Chairman Announcements:
 - A. The ACC board has one (1) vacant chair. 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. There are also three (3) vacant seats on the Board of Trustees. Please submit your letter of intent

Mark Bodoh added to the agenda - Under New Business: G. Resident employees
Under New Business delete item C. and add E. 210 Blossom Lane
6. ACC Report: Liz Garcea stated that 1285 Dove Ct. is complete, and the next meeting is tomorrow June 25 at 9:30 AM.
7. District Report: Dan Tarnowski gave his report, see attached. He also handed out a flyer about Delineator post cones to use to keep golf carts out of the green spaces, copy attached.
8. Old Business:
 - A. New Owner Applications – Patti Peck made a motion to accept the form changes and approve this form. Seconded by Becky Earnest.
Call for Vote: 6 Yes 0 No
 - B. Rental or Non-Owner Applications – Becky Earnest made a motion to accept the form changes and approve this form. Seconded by Patti Peck.
Call for Vote: 6 Yes 0 No



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- C. Fine System - was discussed and will be on the next agenda after Trustees get all forms and suggestions. Karen Foote stated we need to get the attorney to send out the last letters. Joanne Gaughan questioned the DR rules and getting to the enforcement side of the system.
- D. Suggestion Box Report - Kathy Stone read part of a long letter of issues from Dick Occhionero. Dan Tarnowski is working on them.
- E. Golf Carts on Common Areas – Becky Earnest will write up wording to add this to our “About Us” book and it will be on next agenda.
- F. Kitchen - some discussion but this will be tabled until fall.

9. NEW BUSINESS:

A. Rentals Approval

- 1. 220 Berry Court needs more research
- 2. 306 Holiday Park - younger person and not of age 40 suggested they apply for caregiver
- 3. 1073 Moonlight Court- had a quit claim in 2014 to daughter. Then another in 12/23 to add brother to deed. Rented last year but the owner hasn't lived there for 3 years. Quit claims all in same family. Not approved needs more research
- 4. 427 Holiday Park - renewing year lease only, Approved OK

B. DM Evaluations - Mark read some of the comments and said most were good.

C. Deleted.

D. July 4th picnic is ok. Please adhere to rules of park. Last sign-up day is June 25, 2024.

E. Ownership of Property - 10 properties are owned by one person and 5 of them are Quit Claim Deeds. Office found while making entries to update addresses. Letter read from owner copy attached. He must put last property back in fathers name and Mark Bodoh & Dan Tarnowski will meet with him about others.



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- F. 210 Blossom Lane - Dianne Bell stated we already own one tax certificate on property and recommended we buy the other 2 up for purchase. Then next year we can force the sale and recoup our money. This will cost us about \$8 to \$10,000. But all felt we should do it.

Becky Earnest put this in form of motion, seconded by Kathy Stone.
Motion passed.

Call for Vote: 6 YES 0 No

- G. After some discussion Becky Earnest made a motion to allow residents to work at our gate but not as employees but as independent contractors getting a 1099 form at the end of the year. Motion seconded by Kathy Stone. Motion passed unanimously.

Call for Vote: 6 YES 0 NO

10. HPPOA Report: None

11. Public Comments:

Chris Marcelle asked why we are asking for ID at gate? Also how do we get decals back after people move out of park and suggested the area near back gate for pet park.

Annette Ragas stated we have been talking about pet park for over 10 years. Most don't want it, and nobody wants it near their home

12. Trustee Comments:

Barb Dufault - Thanks for coming. Cynthia Grose- Thanks for coming.

Kathy Stone - We need to add wording about no golf carts in green spaces to "About Us" book. Patti Peck stated we had a check for \$99.00 changed to over \$12,000.00 and cashed. Caught it right way and TD bank is working with us to get this resolved. Checks are not always safe anymore. Watch your accounts closely. Kathy Stone read a letter from Denise Mitchell requesting us to allow them entry into the park a few months before husband turns 55, copy attached. He already got a job in the area that starts August. 1. He will turn 55 in October.

Cynthia Grose stated to stick with rules. Barb Dufault - stick with rules.

Patti Peck stated it would probably take until close to October before any property could settle and suggested maybe they could stay with family in Palm Bay until then. Becky Earnest added stick to rules.

Mark Bodoh will talk with them.

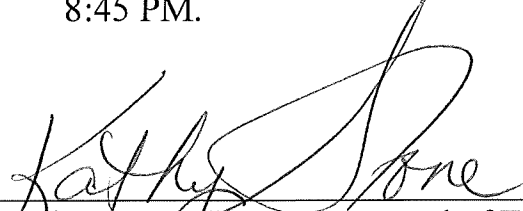


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Becky Earnest stated she saw golf carts in handicap spaces again tonight, with NO handicap sticker. Please stop at office and get your handicap sticker or DONT PARK THERE. Mark Bodoh also read letter from Chandler Langevin seeking city council seat wanting to come and meet with us and see if he can learn more about park and if he can support us in any way. Mark Bodoh will check it out.

13. Adjournment: Becky Earnest made a motion to adjourn. Meeting adjourned at 8:45 PM.



Kathy Stone, Secretary, Board of Trustee



Date



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

June 24th, 2024

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Computer Experts installed a new computer at the gate.
- Gate will be checking IDs to enter Holiday Park

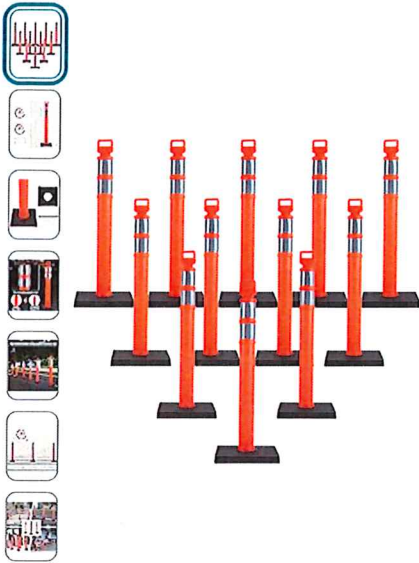
2. Main Recreation Hall, Landscape and New Hires:

- Sylvia Cotto joined the Holiday Park Team 6/21/2024 and will be the supervisor at the front gate.
- We are looking to start upcoming projects at the CVS Wall soon and we will be starting the rec hall floor July 9th these projects will take some time.
- Florida Independent Contractor Agreement for residents to work in the park.
- Delineator Post to stop golf carts on green space
- Meeting with Joe Columbo for consultation about Pool Doctors Tuesday at 12pm \$300 consultation Fee.
- Rental/ non owner stickers renewal for June 2024. Monday Through Friday 10am-2pm.
- Palm Bay Fire Chief and assistant Fire Chief will be attending our meeting on July 8th to go over Emergency Preparedness and some public safety procedures.
- I will be leaving on June 27th and returning to work July 8th.

Best Regards,

Daniel Tarnowski
Special District Property Manager

Back to results



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June 12, 2024

Port Malabar Holiday Park Office
215 Holiday Park Blvd NE
Palm Bay, FL 32907

RE: 1135 Center Lane NE Palm Bay, FL 32907

Dear Board of Directors:

I was informed by my property manager that there is an issue with my unit at 1135 Center Lane NE Palm Bay, FL 32907.

My father-in-law, Robert Belknap bought this unit on August 7, 2020. On December 5, 2023 the property was transferred to me via Quit Claim Deed as my father is elderly and can no longer manage his affairs. I am currently in charge of managing all his affairs. He relies heavily on the rental income from this property for his living expenses and medical expenses.

I am asking the board to understand the predicament he is in and ask that you reconsider and allow him to continue to rent this property. If need be, I can put this property back into his name so that he does not lose his source of income or the tenants that have been there for several years.

I want to maintain a good working relationship with the Park as I have always cooperated with any issues promptly.

I thank you in advance for your consideration and anxiously await your response.

Respectfully submitted,



Dr. Daniel R. Kirk

all rented { *- back to father*
Dec 5 - 2023
2 properties
2019 -
2019 -
2020 -

JUN 17 2024

BY:

May 30, 2024

Dear Mark,

I was given your name and address from the office of Holiday Park. I called, and now am writing to ask for an exception on behalf of my husband Dale, and myself.

Dale turns 55 in early October, and we are very interested in moving to your community from North Carolina. We have a daughter, son-in-law, 2 grandchildren and a 3rd on the way move to Melbourne last month. His mom lives in your community. We have found several homes in your community that we would love to check out, if you and the board, will grant us the ability to relocate to be with our babies a few months early.

My husband, Dale, is a 20 year Navy Veteran and a 35 year nurse and currently works for the VA here in NC. We have 1 small dog,

I thank you for your time in reading this appeal, and hope to hear from you soon.

Please feel free to email us - [redacted] or text me [redacted]

Denise Marshall