



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE., Palm Bay, Florida 32907-2196

Office: 321-724-2240 | Fax: 321-724-8166

E-mail Address: holidaypark@holidayparkfl.com | Website: holidayparkfl.com

Regular Meeting Minutes

May 12, 2025

Rebecca Earnest

Chairman

**Toni Beatty
Asst. Treasurer**

**Barbara Dufault
Trustee**

**Patti Peck
Treasurer**

**Vacant
Trustee**

**Kathy Stone
Secretary**

1st Vice Chair

**Gary Vincent
Asst. Secretary**

**Vacant
Trustee**

**Joanne Gaughan
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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1.Meeting Called to Order: Becky Earnest at 6:00 pm

2.Invocation: Becky Earnest

3.Pledge of Allegiance: by all in attendance

4.Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Joanne Gaughan, Barbara Dufault absent, Gary Vincent absent.

5. Chairman Announcements:

- a. The ACC Board has 2 vacant seats. If you are interested in serving, please come to an ACC meeting so the committee can submit your letter of intent on your behalf.
- b. There are also 2 vacant seats on the Board of Trustees, please submit your letter of intent.
- c. New Business letter C FASD Membership.

6. Approval of Meeting Minutes for 04/28/2025

Patti Peck made a motion to approve the minutes for 04/28/2025 seconded by Joanne Gaughan with one spelling correction.

Call for Vote: 5 Yes 0 No

7. Todd Thomas Homes "Steven Murray" Kitchen Renovation. Trustees and residents had comments, questions and concerns.

8. ACC Report: Delores Lencioni gave a report for the ACC.

9. District Report:Keep speed at 15mph!

Golf Carts, Electric bikes and Bicycles all need to follow the speed limit of 15 mph.

Speed humps painted 05/01/2025.

Main Recreation Hall, Landscape and New Hire: Started pulling out hedges for the walkway on 05/02/25.

Light pole was fixed in the compound on 04/30/25 by Alpine Tree service.

Soundwall will not be painted by the State and the estimated cost is over \$513,000.

Trustees had discussion on Deeds and Trusts.

Compound will be discussed on the next agenda about violations. If someone has a space and if someone wants a space what to do if they have a violation.

10. HPPOA Report: Kristi Smith gave an update on the happenings in the Park. HPPOA purchased a new bicycle rack for the Park.

11. Old Business: Lending Shed: Discussion by Trustees and residents on where to put the new shed. Tabled until the next meeting.



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B. 2025-2026 Budget: Patti Peck gave a report on the budget for 2025-2026. Toni Beatty made a motion to approve the budget for 2025-2026 seconded by Joanne Gaughan.

Call for Vote: 5 Yes 0 No

C. Rental Application: No rentals

D. Laundry Update: CSC will be putting in 2 washers and 2 dryers with card readers at the end of May 2025.

E. Resolutions: Becky Earnest read the resolution for 2025-02 regarding Estoppel Certificate Fees. Patti Peck made a motion to accept the 2025-02 resolution seconded by Kathy Stone.

Call for Vote: 5 Yes 0 No.

Kathy Stone read the resolution for 2025-03 Application Fee for all new owners, non-owners, and renters. Patti Peck made a motion to accept the 2025-03 resolution seconded by Joanne Gaughan.

Call for Vote: 5 Yes 0 No

Application for Purchase/Registration: Becky Earnest read the changes to the application. Toni Beatty made a motion to accept the Purchase/ Registration application seconded by Patti Peck.

Call for Vote: 5 Yes 0 No

Application for Rental or Non-owner: Becky read the changes to the Rental and Non-owner Application. Toni Beatty made a motion to accept the Rental or Non-owner Application seconded by Patti Peck.

Call for Vote: 5 Yes 0 No

F. 352 and 425 Holiday Park: District Manager is still working with Constance Mavis and her attorney on this matter.

12. New Business:

A. 310 Holiday Park "Mobile Home Size" The owner of 310 Holiday Park would like to put a new mobile the same size they have now which is 14'. In the Deed Restrictions it states 16' no smaller abide we are to abide our rules.

B. Deed Restrictions Committee: Becky Earnest will be getting a committee together to work on updating the Deed Restrictions.

C. FASD Membership: This membership will be good for the Park. Especially for Federal Grants, Legislation updates, certificates, and assistance in loan programs. Cost is \$2500 for a year. Florida Association of Special Districts (FASD) gives a 50% discount for the first year when you join. \$1250 would be the cost for 16 months which would last until September 30, 2026. Just so everyone knows the membership belongs to Holiday Park. Patti Peck made a motion that we have a discussion on the FSAD seconded by Joanne Gaughan. Joanne Gaughan made a motion to approve the membership for the Park seconded by Toni Beatty.

Call for Vote: 5 Yes 0 No

13. Suggestion Box: 2 suggestions in the box were read and discussed.



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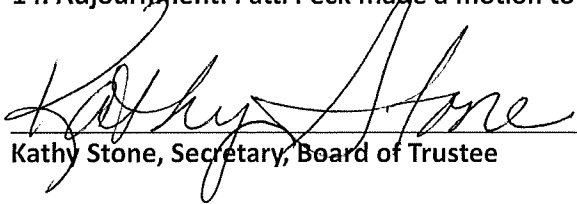
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14. Public Comments: Comments from the residents were heard.

13. Trustee Comments / Announcements: Thank you for coming and voicing your opinions and suggestions.

14. Adjournment: Patti Peck made a motion to adjourn 8:58pm



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

Day

June 12, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Bicycles and electric bicycles, Golf carts need to follow the rules of the road
- Speed humps painted 5/1/25
- Emergency Plan "Gate"
- Call police for wellness checks

2. Main Recreation Hall, Landscape and New Hires:

- Walkway update started pulling out hedges 5/2/25 was able to locate water line and power line.
- Light pole in compound is leaning from weight of tree limbs had Dave from Alpine completed work 4/30
- Security behind 101 Cheswick
- Soundwall update
- Name changes in Deed's "How to proceed"
- Compound when an owner has a Violation or a QuickBooks balance

Best Regards,

Daniel Tarnowski
Special District Property Manager