



**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

Workshop Meeting Minutes

May 27, 2025 6:00pm

Rebecca Earnest
Chairman

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Vacant
1st Vice Chair

Kathy Stone
Secretary

Vacant
Trustee

Gary Vincent
Asst. Secretary

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”



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

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

2. Invocation: Barbara Dufault

3. Pledge of Allegiance: by all in attendance

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

6. Approval of Meeting Minutes 05/12/2025: Patti Peck made a motion to approve the minutes for 05/12/2025 seconded by Barbara Dufault.

Call for Vote 6 Yes 0 No

7. Treasurer Report: Patti Peck gave the Treasurer Report. Barbara Dufault made a motion to accept the report for April 2025 seconded by Joanne Gaughan.

Call for Vote: 6 Yes 0 No

8. ACC Report: Delores Lencioni gave the ACC Report.

9. District Report: Safety and Security: Storm season is upon us please keep carports free of debris. If you have special needs let the office know they will help with proper paperwork for future assistance. Computer Security: FMIT (Insurance company) strongly suggested the Park get a Business Network. The District Manager will get more information for the next meeting.

Main Recreation Hall, Landscape and New Hires: Kia Sprinkle was hired part-time to help with the grounds crew.

Walkway is finished. Planning to use part of the walkway for golf cart parking. The District Manager suggested either limestone or crushed shells. Both are about the same price: Limestone \$1000, crushed shells \$1200. It's on the agenda for the next meeting.

The five year service plan for the pools will be replacing the valves and installing new filter grids on both pools. The cost is \$3,635.

Soundwall will need treatment this month.

3 Tax Certificates were bid on May 14, 2025 totaling \$10,117.12

Chamber of Commerce Membership will be discussed on the next agenda.

Renter/Non-owner decals must be done by June 30th.

10. HPPOA Report: No report



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

11. Old Business:

- A. Lending Shed: They are working on getting the shed put back by the flea market shed.
- B. 2025-2026 Budget Resolution: Will be on the next agenda.
- C. Rental Application: The District Manager will be doing inspections before a rental is rented out to make sure there are no violations along with the ACC Board member.
- D. New Owner Application Resolution: At the last board meeting the owner, non-owner, renter application forms was changed from ½ ton pickup to just pickup. Decided to leave ½ ton in the application forms because that is what the Deed Restrictions say. New motion needs to be made. Toni Beatty made a motion to leave ½ ton pickup in the resolution seconded by Patti Peck.
Call for Vote 6 Yes 0 No
- E. Kitchen: Moving on with the kitchen the flooring needs to be picked out, final walk through before the contract is signed. The permits are in progress. Patti Peck made a motion to discuss the flooring seconded by Joanne Gaughan. The District Manager will get samples of the flooring.
Call for Vote: 6 Yes 0 No
- F. QuickBooks balance and compound violations: Patti Peck made a motion that once you have a violation and you have something in the compound you have 30 days to cure your violation. Patti Peck amended her motion to say as long as there is no movement in curing the violation. If violations are not cured within the specified time frame, the owner will have ten (10) days to remove said vehicle from the compound and will lose their assigned space in the compound.
Call for Vote: 6 Yes 0 No

12. New Business:

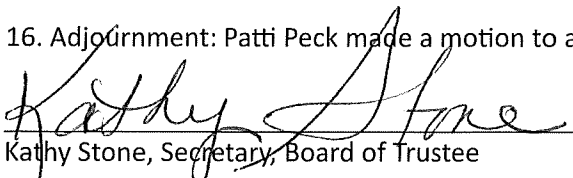
- A. Trees: Patti Peck made a motion to discuss the trees seconded by Toni Beatty.
Call for Vote 6 Yes 0 No
Discussion by Trustees and residents. The tree in question was approved by ACC. Trustees and residents will be working on the DR's to make changes for the Park.
- B. Realtor "Open House": Patti Peck made a motion to discuss and vote on whether we approve what the office has been doing with the open houses and get it into the rules and regulations. Patti Peck rescinded her motion. Will be put on the next agenda.

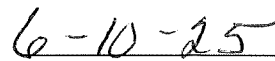
13. Suggestion Box: Suggestions were discussed.

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

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

16. Adjournment: Patti Peck made a motion to adjourn 7:45pm


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

May 27, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Storm season is approaching. If you have special needs, please let the office know so we can get you the proper paperwork for future assistance.
- Please check the Holiday Park Web site for information on storm preparation.
- Please keep carports free of debris.
- There is NO!! Smoking or Vaping in any Park Buildings.
- Computer Security "cyber security FMIT" Business Network

2. Main Recreation Hall, Landscape and New Hires:

- Walkway update finished hedges on 5/15
- Kai Spinkle has join the team to assist grounds part time
- Looking to make the start of path to end of the fence, parking would take 10 yards. Limestone \$1000, and crush shells would be \$1200 "Landscape Depot"
- 5-year service for replacing valves and installing new filter grids on both pools. The cost is \$3,635
- 9 Hole Miniature Golf Course Estimate \$98,810.76 Elite Pavers
- Soundwall will need treatment this month
- Name changes in Deed's "How to proceed"
- 3 Tax Certificates where bid on May 14th totaling \$10,117.12
- Chamber of Commerce membership
- Renter/ Non owner decals Must be replaced by June 30th. Office will start issuing decals Monday Thru Friday 10am to 2pm. Starting June 2nd

Best Regards,

Daniel Tarnowski
Special District Property Manager