



**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

June 9, 2025 6:00 pm

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"



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1. Meeting Called to Order: Becky Earnest at 6:02 pm
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.
 - c. 7.5 letter of Intent
 - d. 7. Correct the date for the approval of minutes should be 5/22/2025
 - e. New Business letter A. Change of Workshop meeting

Skye from Top Notch talked about tree trimming before the Hurricane season starts. Questions were asked how often the green spaces are mowed.

6. Approval of Special Meeting Minutes 05/22/2025 Toni Beatty made a motion to approve the minutes for 05/22/2025 seconded by Barbara Dufault.

Call for Vote 6 Yes 0 No

7. Approval of Meeting Minutes for 05/27/2025 Toni Beatty made a motion to approve the minutes for 05/27/2025 seconded by Barbara Dufault

Call for Vote 6 Yes 0 No

7.5. Letter of Intent: The Secretary read the letter of intent from Angela Glover. Questions were asked. Patti Peck made a motion to accept the letter of intent from Angela Glover for seat #8 seconded by Barbara Dufault.

Kathy Stone swore in Angela Glover for the Trustee Board.

Call for Vote 6 Yes 0 No

8. ACC Report: Mike Couture gave the ACC Report. Patti Peck made a motion to accept Jack Emerich for an alternate for the summer months to the ACC Board seconded by Toni Beatty. Secretary swore in Jack Emerich for the ACC Board.

Call for Vote: 7 Yes 0 No

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.

Please check the Holiday Park Website for Storm preparations.

Sand was delivered by A & SJ Trucking; they do offer other services for the Park.



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June 22 will be the last day for any events in the Rec Hall. Kitchen Renovation will start.

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

The laundry "CSC" pricing will go up. The Parks contract is up in December.

FASD convention will be from June 15th through 19th and Dan is attending. He will also visit the sister Park.

FPL is in the Park putting in new conduit. This will help with power outages when the storms come.

(2) Tax Certificates were purchased 416 & 419 Holiday Park.

New Renter/Non Owner decals are on hold and need to be reordered.

Computer Experts have an estimate for the Park would like the Park to have Business Networking. The Network cost is \$1621.05 and the Windows server is \$5665.65.

10. HPPOA Report: Kristi Smith gave the report. There will be a meeting on June 19th (Police Scams) Check the alcove for more information.

11. Old Business

- A. Chamber of Commerce Membership: Cindy Hunt from the Chamber of Commerce talked to the Park about joining the Chamber. Questions were asked from Trustees and residents. Basic level for the Park would be \$375.00 a year, plus a \$25 application fee. Toni Beatty made a motion to wait until October to join the Chamber seconded by Angela Glover.
Call for Vote: 7 Yes 0 No
- B. 2025-2026 Budget Resolution: Secretary read the 2025-2026 Budget Resolution. Patti Peck made a motion to adopt the 2025-04 Budget Resolution seconded by Barbara Dufault.
Call for Vote: 7 Yes 0 No
- C. Rental Application: none
- D. Realtor "Open Houses": Patti Peck made a motion to discuss the Open House Policy seconded by Barbara Dufault. Becky Earnest read the new Open House rules. Questions and concerns were discussed. Barbara Dufault will make phone calls to other Parks to see what the rules are in their Park. Barbara Dufault made a motion to wait until she checks with other Parks on their rules seconded by Toni Beatty. Put on the next agenda.
- E. Kitchen Options: Contract will be issued. The company Todd Thomas Homes would like 50% down then 10% increments after the plumbing, drywall, tile and final inspection.
- F. Golf Cart Parking: A & SJ Trucking will bring one load (20 yards) of coquina rock, scrap off the old grass, level area for new material, move old material to designated area, move coquina rock to area and level and spread accordingly.
\$1350.00 will be the total cost.
Patti Peck made a motion to discuss the golf cart parking seconded by Angela Glover.
Call for Vote: 7 Yes 0 No



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Kathy Stone made a motion to put down coquina rock for golf carts and use A & SJ Trucking seconded by Toni Beatty.

Call for Vote: 5 Yes 2 No Barbara Dufault and Joanne Gaughan.

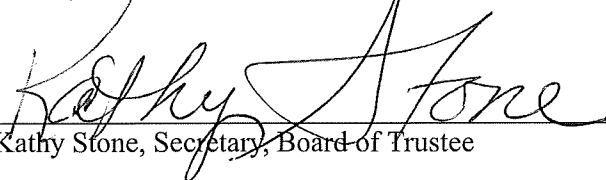
12. New Business: Workshop meeting will be on July 14, 2025. The July 28, 2025 meeting will be cancelled.

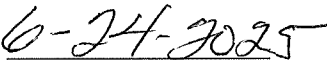
13. Suggestion Box: No suggestions.

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 7:28 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 9, 2025

Port Malabar Holiday Park Trustees:
Manager's Report

1. Safety and Security:

- Storm season is here. 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.
- Sand Delivered 5/29 by A & SJ Trucking
- There is NO!! Smoking or Vaping in any Park Buildings.
- 15 MPH SPEED LIMIT IN THE PARK!!!!
- June 22nd will be the last day for any events in the rec. hall until further notice.

2. Main Recreation Hall, Landscape and New Hires:

- Laundry "CSC fee's and Opus"
- Joel Fernandez has joined the team to assist the ground's part time
- FASD convention June 15 through June 19th visiting sister park Juns 19th 9am-11am
- FPL in the park
- Pool sure scheduled to have valves replaced "5-year service plan"
- 2 Tax Certificates where bid on May 14th totaling \$6486.67
- Please come to the office and speak with me if you have any complaints regarding any of Holiday Park employees.
- On Hold Renter/ Non owner decals Must be replaced by June 30th. Office will start issuing decals Monday Thru Friday 10am to 2pm. Starting June 2nd ON Hold
- Computer experts estimate business network and mainframe.

Best Regards,

Daniel Tarnowski
Special District Property Manager