



**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

October 13, 2025 7.00pm

Rebecca Earnest
Chairman

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

Chris Marcelle
Trustee

Kathy Stone
Secretary

Angela Glover
Trustee

Vacant
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 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 7:00pm
2. Invocation: Barb Dufault
3. Pledge of Allegiance: By all in attendance.
4. Roll Call: Becky Earnest, Toni Beatty, Patti Peck, Kathy Stone, Joanne Gaughan, Barbara Dufault, Chris Marcelle, Angela Glover.
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.
Chairman had a few announcements for the Trustee Board and they are as follows: The ACC Board has only (2) people on the Board as of now until the snowbirds come back. If you have any interest in joining and helping out please submit a letter of intent. Any Trustee that reads a resignation letter from another Trustee and says "good" is definitely not working with us as a team. Any Trustee that goes on another person's property to do something without the resident's knowledge and then says I can do that now that I am a Trustee is mistaken. When the gavel is pounded that is a sign to stop talking if not will be asked to leave.
6. Approval of Meeting Minute for 9/22/25 Angela Glover made a motion to approve the Minutes for 9/22/25 seconded by Patti Peck.
Call for Vote 7 Yes 1 No Chris Marcelle
7. ACC Report: No report.
- 8.. District Report: Safety and Security:
Please call all guests in the park.
15 MPH SPEED LIMIT!!
Please pick up after your pets.

Main Recreation Hall, Landscape and New Hires:

Server getting installed 10/16/25.

Green Space Taxes: There is documentation from the 1990's indicating the Park was exempt from taxes on the green spaces. However in 2001, we started paying taxes and we've been paying the taxes ever since. The District Manager spoke with the City of Palm Bay & Brevard County Tax Collectors trying to get information on what changed during that period. The District Manager believes he will also need to get a hold of the IRS to clear this matter up.

Kitchen Update: All the inspections are complete. The last inspection will be the final inspection when everything is complete. This week the texturing was put on, painting is getting done, and tiling is going down. The first week in November Todd Thomas Home says the job will be complete. A Trustee asked about the final cost; it hasn't changed from the previous time \$167,000, however the kitchen design team recommends not putting the rollup door back on. It is very old. The District Manager would like input from the Trustee. This will be put on the next agenda. In the meantime Dan will look up pricing.



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Soundwall Update: The District Manager is in touch with the attorney and the FDOT as to who is responsible for the sound wall. The documentation the Park has indicates that we are responsible for (3) things, right a way, graffiti and natural disaster clean up. The document does not say we are responsible for the maintenance of the wall. More to come from the attorney.

Work Comp Audit: The audit was completed 10/13/25 and submitted.

GPS (new lawncrew) will be in the library the next (2) Mondays from 10:00 to 12:00 to work on the portal. The flags are a little confusing. It will be posted for your convenience in the glass case. The District Manager when talking to GPS had a miscommunication with the mowing. GPS thought when they gave the Park a discount of \$3000 that the month of October was the slow season. The District Manager sent them a RFP indicating May 15, 2025 through October 31, 2026 there was a cut every week. GPS indicated the pricing was for every other week in the month of October so they would like to make an adjustment to the pricing. The Trustee Board agrees they should have read the contract and NO increase at this time.

Chamber of Commerce Membership: The Trustee Board has talked about this topic at previous meetings. To join the Chamber is \$375 a year. The District Manager feels this would be a good membership for the Park. Put on the next agenda.

FASD "CDM" The District Manager passed the examination for becoming a Certified District Manager! The ceremony will be in June of 2026. The District Manager will need to do 16 hours a year to keep up the certification. The District Manager has already completed 4 hours for 2026.

Registered Agent "Florida Commerce" Karl Bohne the Park's attorney is the registered agent for the Park. Will be put on the next agenda for questions/comments if the Park keeps Karl Bohne or goes with a Special District attorney.

9. HPPOA Report: Kristi Smith gave the report of activities and happenings in the Park. If you need a calendar it's in the alcove.

The District Manager gave the Trustee Board credit for all that got accomplished in the year and the money that was saved. The report will be attached to the minutes.

10. Old Business:

- A. Job Descriptions: Question: When were these updated and who did the updates? These were updated last fall and the District Manager did the updates. Question: What is the starting salary for each job? The discussion will be on job descriptions for now and if the Board would like to make any changes. We can discuss salaries at a later time. Joanne Gaughan would like the office to date all documents, also none of the job descriptions were approved by the Board. It was also mentioned to post the job description for the residents to see and then they could participate in the discussion. The Board will decide to have a Workshop Meeting or a Special Meeting to discuss the job description and voting at the end of this meeting.
- B. Salary Employee Benefits: Patti Peck made a motion to discuss seconded by Toni Beatty.
Call for Vote: 8 Yes 0 No



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Patti Peck made the Trustee Board aware of PTO which is paid time off, personnel time and sick time. The policy the Park follows is frontloading where each employee gets their PTO in January. This will be added to the job description so it can be further discussed.

- C. Rental(s) Application "Mavis" Angela Glover made a motion to discuss Constance Mavis seconded by Patti Peck.

Call for Vote: 8 Yes 0 No

The attorney says Constance Mavis is not in violation as of Parks DR's. The Park needs to change the DR's to say 1. Article II Restrictions On Use Of Lot

Section 1 Residential Use

- A. All numbered lots are designated as residential lots which shall not be used for any other purpose than the housing of (1) single family.
- B. No trade, business, profession or any other type of commercial activity shall be conducted on any lot.

Section 2 Limitation on Residential Lot Ownership

The number of residential lots owned by any one owner of a lot in Port Malabar Holiday Park, Unit One and Unit Two is hereby limited to (1) one.

For purposes herein, and in addition to the definitions regarding renting, which shall also apply here, the term "owned" includes any interest in any entity which is a prospective owner; any trust where a person is a Grantor, Settlor, or has a Beneficial Ownership or is a Beneficiary of such Trust; or a joint ownership such as a joint tenancy, tenancy by the entirety or tenancy in common.

172 Holiday Park: This will become a rental and there are violations. The Board all agreed NO rental until violations are cleared.

- D. Meeting "Workshop & Regular: Patti Peck made a motion to discuss meetings seconded by Kathy Stone.

Call for Vote: 8 Yes 0 No

Discussion was by all Trustees. Kathy Stone made a motion to keep all Workshop Meetings for discussion only and Regular Meetings are for voting seconded by Joanne Gaughan. Kathy Stone rescinded her motion to say all Regular Meetings will be for voting and all Workshop Meetings will be for discussion unless there is something necessary that needs to be voted on seconded by Toni Beatty.

Call for Vote: 7 Yes 1 No Chris Marcelle

11. New Business:

- A. Employment Options: Kathy Stone made a motion to discuss employment options seconded by Barb Dufault.

Call for Vote: 6 Yes 2 No Angela Glover, Joanne Gaughan

Discussion was by all in attendance. Chris Marcelle made a motion that we go through the complaint policy the way it's written in the book seconded by Toni Beatty. Have the DM and the Secretary go through the complaints.

Call for Vote: 5 Yes 3 No Patti Peck, Angela Glover, Becky Earnest.



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- B. Complaint Form: Discussion by all Trustees. Joanne Gaughan would like the form to say Incident Report instead of Complaint Form. Becky Earnest made a comment to call 911. Angela Glover will make changes to the form.
- C. Part-time Benefits: Discussion by all Trustees. This will be addressed with the Job Description in a Workshop Meeting.
- D. 441 Holiday Park: The property will not accommodate a 16' mobile which is required in the DR's. An exception will need to be made so the lot can be sold. Suggestions were made to contact the attorney. The foot size in the DR's will need to be changed.
- E. Gary Vincent Resignation Letter: Kathy Stone read the resignation letter from Gary Vincent. Barb Dufault made a motion to accept the resignation letter from Gary Vincent seconded by Joanne Gaughan.

Call for Vote: 8 Yes 0 No

There was a comment made from Patti Peck thanking Gary Vincent for his service at Holiday Park. Even though he has not been feeling well, he has been a very active participant in the community. His health as well as the health of all of us is more important than Holiday Park. Our best wishes to you Gary Vincent. Patti Peck was in the office when Gary Vincent brought his letter of resignation and a copy was put into each Trustees mailbox. I am appalled to say that I witnessed such a Trustee say "Oh, Good" and snickered to the doors. Patti Peck is appalled by this behavior, and it was loud enough for everyone in the office to hear. She went on to say Integrity is what you do and how you act when you think no one is watching. Unfortunately, this continued level of disrespect towards the Board of Trustees and the District Office has become borderline harassment. Even though it has not been written to a level of a criminal act, this speaks volumes. Chris Marcelle admitted this was her who said it. She went on to say she is happy he got off the Board.

The chairman went on to say she would recommend the Board not put anyone else on until the first of the year. Lots of paper work to get done before the end of the year.

Toni Beatty made a motion we don't put anyone on the Board until the first of the year seconded by Barb Dufault. Chris Marcelle brought up we have a letter of intent from a resident and we have a vacancy on the Board. Discussion was by all on the Board. At this time the letter of intent was read by the Secretary for Paul Goblick. Questions were asked of Paul Goblick about getting on the Board. Joanne Gaughan made a motion to accept Paul Goblick's letter of intent to fill the seat that was previously filled by Gary Vincent seconded by Chris Marcelle. This was not on the agenda, an oversight from the Chairman.

Call for Vote: 2 Yes 6 No Patti Peck, Kathy Stone, Becky Earnest, Barb Dufault, Angela Glover, Toni Beatty.

12. Suggestion Box: Kathy Stone read the suggestions. The District Manager will take care of the them..

13. Public Comments: By all in attendance. I do want this to be in the minutes. One resident is very concerned about another resident that has very disruptive behaviors. Asking for any help she can get with this resident from the Trustee Board and the District Manager. Just so happen to be we had a policeman Officer Feld at the meeting who was also going to try and help with this situation.



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14. Trustee Comments/Announcements: Becky Earnest wanted to Thank Gary Vincent for doing a great job on the Board. The meeting was so long Becky Earnest made a comment for all Trustees. A Special Meeting will be held on 10/28/25 at 6:00pm

15. Adjournment: Patti Peck made a motion to adjourn the meeting. 9:58



Kathy Stone, Secretary, Board of Trustee

11-13-2025
Date