



**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

November 10, 2025 7:00pm

Rebecca Earnest
Chairman

Toni Beatty
Asst. Treasurer



APPROVED

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: 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, Angela Glover, Chris Marcelle 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. All public records requests for information on agendas will not be handed out until after the meeting so the trustees have a chance to look things over.
 - c. HPPOA line A Freezer
 - d. Meeting November 18, 2025. Malfeasance is the only thing on the agenda.
6. Approval of Meeting Minutes 10/13/2025, 10/27/2025, 10/28/2025
Angela Glover made a motion to approve the Minutes for 10/13/2025 seconded by Toni Beatty.
Call for Vote: 7 Yes 0 No
Angela Glover made a motion to approve the Minutes for 10/27/2025 seconded by Barbara Dufault.
Call for Vote: 7 Yes 0 No
Toni Beatty made a motion to approve the Minutes for 10/28/2025 seconded by Patti Peck with corrections. Approval of the District Report vote should be 7 not 8.
Call for Vote: 7 Yes 0 No
7. ACC Report: David Peck on 10/21/2025 had a conference call with the Special District Attorney regarding a vacant lot at 441 HP. The issue was discussed regarding the existing 12 foot mobile home that was removed and became a vacant lot. The lot was purchased and a new owner would like to sell the lot. The new owner was told by Steven Douglas of Endeavor Construction that a 16 foot mobile home would not fit on the parcel of land. He stated the largest mobile to fit would be a 15 foot. The issues were discussed with the attorney and he stated that a variance document could be drawn up to allow an exception to the Holiday Park DR's, Rules and Regulations. However, we cannot change Palm Bay's rules and regulations regarding setbacks or easements. While this variance may help solve the issue of the lot being too small to accommodate our present 16 ft wide, only a survey of the proposed new installation would allow the ACC an accurate description. Then they can verify that a new install would meet all requirements. The ACC Board is requesting guidance in finding out what is required for a variance in our DR's and Rules and Regulations, since this would become a BOT issue. The variance would stipulate all lots in the District that fall into this category. There is a Special Meeting of the ACC on 11/12/2025 they have enough people for a quorum so they can discuss and vote on applications. The District Manager is still investigating how many mobiles fit this category that need a variance two for sure.



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Kathy Stone read the letter of resignation from Dolores Lencioni.

Patti Peck made a motion to accept Delores Lencioni's resignation seconded by Joanne Gaughan.

Call for Vote: 7 Yes 0 No

8. District Report:

Manuel Melara new employee for the grounds. Will be cross trained in all departments.

Green Spaces: Still waiting for the City of Palm Bay to get back with the District Manager.

Kitchen Update: Just needs to switch the glass out of the back door with shatterproof glass.

Soundwall Update: Still working with FDOT and attorney.

Violations: Everyone is doing their part in getting things done. The Park looks good.

November 20, 2025 the pipe from the kitchen to the front of the building will be cleaned out & lined.

The pipe from the building to the street will be cleaned & descaled all the way out to the street.

Patti Peck made a motion to accept the District Managers report seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

9. HPPOA Report: Steve Ambrose gave an update for the HPPOA Board.

9A. Freezer for the Kitchen: Karen Carreiro gave the BOT a list of freezers to discuss.

Patti Peck made a motion to discuss the freezer seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

Toni Beatty made a motion to approve the True Freezer with HPPOA helping with the price seconded by Joanne Gaughan.

Call for Vote: 7 Yes 0 No

10. Old Business:

A. Job Descriptions: Patti Peck made a motion to discuss job descriptions seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

Patti Peck made a motion to accept all job descriptions with corrections seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

Job Descriptions were discussed with a few corrections.

B. Salary Employee Benefits: Patti Peck talked about Salaried Employees.

Toni Beatty made a motion to discuss Salaried Employees seconded by Kathy Stone.

Call for Vote: 7 Yes 0 No

Discussion with residents and Board of Trustees. This was tabled.

C. PTO: Patti Peck made a motion to discuss PTO seconded by Kathy Stone.

Call for Vote: 7 Yes 0 No

Patti Peck and District Manager discussed PTO with the BOT.

Patti Peck made a motion to leave our book as is with the frontloading paid time off except for our salaried employees, which we would make sure that they do the paid time off and record when they're off seconded by Toni Beatty.

Call for Vote: 7 Yes 0 No



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D. Part Time Benefits: Patti Peck made a motion to discuss seconded by Toni Beatty.

Call for Vote: 7 Yes 0 No

This will be discussed with Employee Raises.

E. Chamber of Commerce: Angela Glover made a motion to discuss seconded by Patti Peck.

Call for Vote: 7 Yes 0 No

Discussion by all in attendance. The cost will be \$375.00 to join.

Toni Beatty made a motion to join the Chamber seconded by Barbara Dufault.

Call for Vote: 6 Yes 1 No Patti Peck

F. Employee Evaluations: Angela Glover made a motion to discuss the employees evaluations seconded by Kathy Stone.

Call for Vote: 7 Yes 0 No

All employees were discussed by the BOT. Patti Peck made a motion to accept all employee elevations seconded by Barbara Dufault.

Call for Vote: 7 yes 0 No

G. Part Time Benefits: Patti Peck made a motion to discuss seconded by Toni Beatty.

Call for Vote: 7 Yes 0 No

Patti Peck made a motion to accept the two long-term employees that we have that are part-time, any other part-time employee will stay with no benefits seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

G. Employee Raises: Angela Glover made a motion to discuss Employee Raises seconded by Patti Peck.

Call for Vote: 7 Yes 0 No

Discussion by the BOT about all the employee raises.

Toni Beatty made a motion to table this until Patti Peck can check the figures and readdress this at the next meeting seconded by Kathy Stone.

Call for Vote: 6 Yes 1 No Joanne Gaughan

H. Registered Agent "Florida Commerce": Patti Peck made a motion to discuss the Florida Agent seconded by Angela Glover.

Call for Vote: 7 Yes 0 No

Discussion was to decide if we keep Karl Bohne or use the Special District Attorney.

Joanne Gaughan made a motion to keep Karl Bohne as the Representative for Florida Commerce seconded by Patti Peck.

Call for Vote: 7 Yes 0 No



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I. District Manager Contract: Patti Peck made a motion to discuss the District Manager Contract seconded by Toni Beatty.

Call for Vote: 7 Yes 0 No

Discussion was by the BOT and residence.

Toni Beatty made a motion to table the Employment Agreement seconded by Patti Peck.

Call for Vote: 7 Yes 0 No

J. November 18, 2025 is a meeting for Malfeasance.

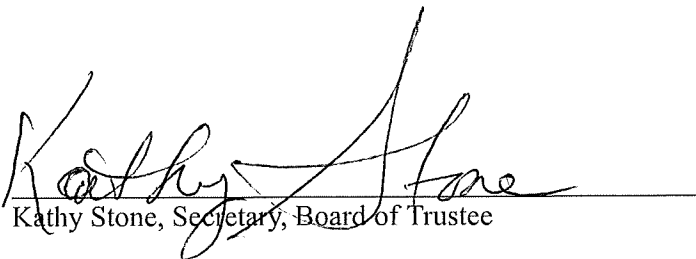
12. Suggestion Box: No suggestions in the box.

13. Public Comments: Public comments were heard by the BOT. The lawn crew is doing a good job. The bushes are gone by the golf cart path. It looks good. The screen is going to be moved so everyone can see it.

The speaker system has been worked on. Suggestion maybe get a surround sound. The Infrastructure Committee will be meeting on 11/25/2025 if you have ideas you would like discussed for the next 5 to 10 years please let the Board know. A resident made a comment about Holiday Living. There are things that shouldn't be there. Her opinion is that this site should be for compliments, asking for help, offering help, or talking about the good happenings in the Park. The resident also asked about Malfeasance. If someone has malfeasance against them and it has never been addressed should they be allowed to get on the BOT. A Trustee on the Board asked if the charges were cleared, the answer is NO. Then NO they should not be allowed on the BOT. One last question if you have fines against you should be allowed to get on the Board. The Trustees answered NO.

14. Trustee Comments/ Announcements: Marine Corps brother and sisters happy 250th Birthday. Thank you to all the Veterans that served. Thank you to all the people who helped with the Ribbon Cutting of the New Kitchen. Thank you all for coming.

Adjournment: Joanne Gaughan made a motion to adjourn time 9:10pm.


Kathy Stone, Secretary, Board of Trustee

11-25-25
Date

