



**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/ Workshop Meeting Minutes

November 24, 7:00pm

Rebecca Earnest
Chairman



APPROVED

Toni Beatty
Asst. Treasurer

Barbara Dufault
Trustee

Patti Peck
Treasurer

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"



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 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, Barbara Dufault, Angela Glover, and Joanne Gaughan 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.
6. Approval of Meeting Minutes 11/10/2025
Patti Peck made a motion to approve the Minutes with(1) correction, the front page should read Regular Meeting instead of Special Meeting seconded by Toni Beatty.
Call for Vote: 6 Yes 0 No
7. Treasures Report: Patti Peck gave the Treasures Report for October 2025.
Angela Glover made a motion to approve the Treasures Report seconded by Toni Beatty.
Call for Vote: 6 Yes 0 No
8. Acc Report: Mike Couture gave the Board the Acc Report. Kathy Stone read the letters of intent from Ron Wilde and Brad Wasser for the ACC Board. Patti Peck made a motion to approve Brad Wasser and Ron Wilde to the ACC Board seconded by Barbara Dufault.
Call for Vote: 6 Yes 0 No
Kathy Stone gave the Oath of Office to both gentlemen.
9. District Report: Safety and Security: Maintenance will start painting the lines on the roads this winter.
Main Recreation Hall, Landscape and New Hires: Employee Meeting December 3, 2025.
Christmas Party December 19,2025
Egis/Fia walk through was good. This is for risk assessment and safety.
Kitchen Update: Everything is done.
Valley Bank: Dan Tarnowski and Patti Peck are still checking on this bank to see if it's a good fit for the Park.
Sound wall: No updates.
HOA Life was recommended by the District Manager not to keep.
The District Manager would like to replace trees in the green spaces on Blossom.
Chamber of Commerce fees \$275 for a year. \$100 cheaper than before.
Advertised on indeed for a Gate Employee had well over 28 applications. Part-time help for 8 to 24 hours a week. Will fill in where needed.
The Piggyback System with the City of Palm Bay is something that a Special District is entitled to. It was used for Hurricane Emergencies and Natural disasters. The District Manager gave an example so the Board and residents understood it better.



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

Compound fire ants and rodents were discussed and will be put on the next agenda.

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

Call for Vote: 6 Yes 0 No

10. HPPOA Report: Kristi Smith gave the HPPOA Report.

11. Old Business:

A. Employee Raises: Kathy Stone made a motion to discuss Employee Raises seconded by Angela Glover.

Call for Vote: 6 Yes 0 No

Patti Peck had a few questions, Kay Russo would get an increase in pay but no Holiday Pay. Leon Thomas and Nigel Thomas will get an increase in pay.

Toni Beatty made a motion to accept all raises except Jason Werle seconded by Patti Peck.

Call for Vote: 6 Yes 0 No

Discussion on Jason Werle by the Board was talked about to see if this is the best decision to give him the Supervisor of Grounds / Maintenance because there will still need to be someone hired part-time. Bonus with his raise was discussed.

Angela Glover made a motion to accept the 5% raise and work on whether we're going to get into that new position seconded by Toni Beatty.

Call for Vote: 6 Yes 1 No Becky Earnest.

It was mentioned that over the next 2 weeks we will talk to him about both supervisors' jobs and see if he still wants to do it. Get a rough idea of what the bonus should be. After that Becky Earnest changed her vote to yes.

B. Salaried Employee Benefits: Kathy Stone made a motion to discuss Salaried Employee Benefits seconded by Patti Peck.

Call for Vote: 6 Yes 0 No

Discussion was by the Board as we will follow what's in the Personnel Policy Manual.

Patti Peck made a motion to accept this to be entered into the Personnel Policy Manual seconded by Kathy Stone.

Call for Vote: 6 Yes 0 No

C. District Manager Contract: Kathy Stone made a motion to discuss the District Manager Contract seconded by Toni Beatty.

Call for Vote: 6 Yes 0 No

Patti Peck talked about all the contracts. She compiled them all together to make it easier to understand. Tabled till next meeting.

12. New Business:

A. Front entrance Landscaping: Toni Beatty made a motion to discuss the front entrance landscaping seconded by Patti Peck.

Call for Vote: 6 Yes 0 No

(2) residents gave the BOT ideas on the first 4 brick containers they would like to do at the front entrance.



**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

Toni Beatty made a motion to give them up to \$1000 for the landscaping in the front entrance seconded by Kathy Stone.

Call for Vote: 6 Yes 0 No

- B. Laundry Machines: Patti Peck made a motion to discuss the laundry machines seconded by Toni Beatty.

Call for Vote: 6 Yes 0 No

The District Manager gave the BOT a hand out from Commercial Laundries, Inc. The Parks contract ends in December 2025. Discuss whether we should buy the machines instead of renting. If we buy the machines, it will take about 3 years to recoup the money.

Cost without taxes: \$8,450.00

- C. Contingency Funds: Toni Beatty made a motion to discuss the Contingency Funds seconded by Patti Peck.

Call for Vote: 6 Yes 0 No

Patti Peck gave the BOT a report on the funds. Patti Peck made a motion to move the Contingency Funds from last fiscal year into prime seconded by Toni Beatty.


Call for Vote: 6 Yes 0 No

13. Suggestion Box: Someone suggested we charge for the compound. The Park has already started doing this.

14. Public Comments: A resident commented on the compound. The new employee (Manuel) is awesome. A resident commented on the meeting for being so good with everyone working together.

15. Trustee Comments/Announcements: Happy Thanksgiving and thank you for coming.

16. Adjournment: Patti Peck adjourned the meeting time 8:52pm


Kathy Stone, Secretary, Board of Trustee

12-9-25
Date