



**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

February 9, 2026

Rebecca Earnest
Chairman

Toni Beatty
Assistant Secretary

Barbara Dufault
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Joan Occhionero
Assistant Treasurer

Angela Glover
Trustee

Vacant
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 7:00 pm
2. Invocation: Toni Beatty
3. Pledge of Allegiance: All in attendance
4. Roll Call: Toni Beatty, Debbie Nixon, Annette Ragas, Joan Occhionero, Angela Glover, Patti Peck, Becky Earnest.

5. Chairman Announcements:

There are two (2) vacant seats on the Board of Trustees. We encourage you to please submit your letter of intent. Letter of resignation was added following review of meeting minutes.

6. Approval of Meeting Minutes: 1/12/26, 1/26/26

- a. Motion to Approve minutes of 01/12 by Toni Beatty, second Patti Peck. Motion passed 7 Yes, 0 No
- b. Motion to Approve minutes of 01/26 by Toni Beatty, second Patti Peck. Motion passed 7 Yes, 0 No

Barbara Default Resignation Letter was read aloud by Deb Nixon

Motion to Accept: Debbie Nixon, second Toni Beatty.

Yes 7 No 0

7. ACC Report:

Mike Couture presented the ACC Report. The Committee will be creating a list of specific repairs needing city permits along with repairs not needing permits as a guide for our residents. Mike proposed creating a list of new plantings/ tree policies amended to meet residents' requests. He invited all to attend the next ACC Meeting

8. District Report:

Dan discussed safety and security by adding the Park speed limit of 15 mph now posted on the marquee. Riders/walkers now have a visual check in sign at the walking gate. Hired remote Bookkeeper using Symplify Accounting Services. Use of Laundry pod instructions were discussed. Roof leak issue is still under discussion with Duralast continuing to claim no warranty. 5 Properties city updates for repossession still in the talking phase. Pipeflow pool repairs reported damaged pipe issues shown to public by pictures. Previous repairs were bandaids. Corrected repairs cost \$7,500. Changing gas supplier to Suburban Gas for the kitchen with lower price of \$3 per gallon, down from \$6 per gallon. Compound decals are now due at \$100 yearly with proof of current registration. Dan reminded all pets must be on a 6-foot leash, and no feeding of wildlife in the Park.



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9. HPPOA Report:

Kristi McManus Smith went over the February 2026 Events with ticket sales dates, fund raiser events, meet and greet, Thursday night game nights and the Sr Helper nutrition meal demonstration. Kristi also Mentioned March Sr Olympics 3/28 and also invited resident owners to apply for an open seat on the HPPOA Board.

10. Old Business:

A. Pedestrian Gate: Patti Peck made motion to discuss. Seconded by Deb Nixon. Motion passed 7 Yes, 0 No.

B. Employee vs Contractors: BOT discussion detailed the Florida labor laws in reference to W4 vs 1099 employee status as well as the definition of independent contractor. Since the two employees duties are as W4 employees, a suggestion was made to make both employees W4 employees and dissolve the 1099 issue. Motion made by Joan Occhionero to change classification from 1099 to W4 to start 02/16/26, second by Patti Peck. Motion passed Yes 6, No 1 Angie Glover

11. New Business:

A. Front Gate: Joan Occhionero asked the Board to discuss remote gate systems over gate guards with the benefit of saving over \$150,000 yearly for the park residents. Motion to discuss made by Patti Peck, second by Debbie Nixon. Motion to have a Special Meeting presentation with the Butterfly MX Gate System Company in March. Becky asked the BOT to respond to an email to vote on a workable date for the presentation. The dates discussed were March 2nd or 16th at 1pm. A second company named Lift Masters is also willing to do a presentation for comparison at a later time. Motion to have the gate system presentation for further research made by Patti Peck, second by Toni Beatty. Motion passed Yes 7, No 0

B. Valley Bank: Motion to discuss made by Debbie Nixon, second Toni Beatty. Motion passed 7 Yes, 0 No.

Dan brought to the BOT attention that TD Bank will never give HP a loan. Dan then discussed Banks that are more Special District accommodating for loans as Florida Star Investment Pool Bank currently uses Prime Hilltop for loans. These companies mostly use Valley Bank. Dan added that TD Bank/QuickBooks do not communicate with one another as the biggest challenges. Motion to add Valley Bank as the main financial institution made by Annette Ragas, second Toni Beatty. Motion passed Yes 7 No 0.

C. Angela passed out papers regarding Fiduciary & Procedural comments to BOT and asked for this to be on next agenda.

12. Suggestion Box: Angie Glover read a resident suggestion note asking the Trustee Board to take the necessary steps to make the Recreation Hall an Emergency Shelter for Residents. Dan will follow up.

13. Public Comments/Announcements: A consensus question regarding the paint color for the backstage wall was asked by the Board and all agreed to accept for 1 wall only. Dan was also asked about the pocket-screen door in the kitchen and informed the public this may void the door warranty. Dan is committed to researching how we can add a screen door for insect prevention during warmer weather months.

14. Trustee Comments/Announcements: Thanks for coming and input by residents.

15. Adjournment: Motion to adjourn by Patti Peck at 8:50 pm.

Debbie Nixon _____
Debbie Nixon, Secretary, Board of Trustees

03/09/2026
Date