



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE., Palm Bay, Florida 32907-2196

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## Workshop Meeting Minutes

February 23, 2026

Rebecca Earnest  
Chairman

Toni Beatty  
Assistant Secretary

Vacant

Debbie Nixon  
Secretary

Patti Peck  
Treasurer

Annette Ragas  
Vice Chairman

Joan Occhionero  
Assistant Treasurer

Angela Glover  
Trustee

Vacant

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: Becky Earnest
3. Pledge of Allegiance: All in attendance
4. Roll Call: Becky Earnest, Debbie Nixon, Annette Ragas, Joan Occhionero. Absent: Patti Peck, Toni Beatty, Angela Glover.
5. Chairman Announcements: There will be no meeting tonight—only discussion due to not having a quorum. March 16th @ 1:00 pm will be a presentation for remote gate options. There are also two vacant seats on the BOT.
6. Approval of Meeting Minutes: 2/9/26 - tabled for the next meeting.
7. ACC Report: No report given.
8. District Report: Dan went over the pedestrian walker/rider rules. New bookkeeper getting acclimated in her new position. Dan shared pool leaking issues and issue costs. Next, Dan shared that the old Insurance Company paid the Park \$1200 for clubhouse soft metal roof damages from the May hurricane, while sharing having an Engineer assess the damages, (cost would be \$1000-\$3500). Suburban gas installation complete. Compound decals are still incomplete. Dan stated the cost for the FASD Conference in June. Cost \$689 with additional cost for hotel \$203 nightly. Next, Dan discussed quit claim deeds and estoppel inspections for ownership closings. Dan closed with discussing new decal returns policy changes to be considered in blocking Park access once a renter is no longer a resident.
9. HPPOA Report: Kristy McMannis Smith shared upcoming fundraiser and clubhouse events and ticket sale dates for March while reminding all of the upcoming golf cart poker run and casino bus trip.
10. Old Business: Add to the next agenda for pedestrian gate policy entrance/exit update approval.
  - A. Pedestrian Gate

New Business:

  - A. YouTube: Becky stated the problems with YouTube. Dianne Bell asked us to discuss forming an internet committee for hall functions. This will be added to the next agenda.
  - B. Direct Deposit: Valley Bank: All employees are now set up for direct deposit.
  - C. Fiduciary and Procedural Concerns: This will be added to the next agenda.
11. Suggestion Box: Carport Violation on 438 HP Blvd reported by resident.
12. Public Comments: A Resident made the public aware that bicyclists are using non-pedestrian gates.



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13. Trustee Comments/Announcements: Joan Occhionero reminded all about the gate system demo by Butterfly MX on 3/16/26 at 1:00 pm.

14. Adjournment: Motion to adjourn by Annette Ragas. Meeting adjourned at 8:17 pm.

Debbie Nixon \_\_\_\_\_  
Debbie Nixon, Secretary, Board of Trustees

03/09/2026  
Date

