



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

March 09, 2026



APPROVED

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: Toni Beaty
3. Pledge of Allegiance: All in attendance
4. Roll Call: Becky Earnest, Debbie Nixon, Annette Ragas, Joan Occhionero, Toni Beaty, and Angela Glover. Absent: Patti Peck.
5. Chairman Announcements: Becky asked about how many of the BT have completed the necessary ethics course.
There are also two seats open on the Board of Trustees and the public was encouraged to submit a letter of intent. Becky also reminded all the Special Meeting on March 16th to attend the remote gate system presentations.
Add to New Business: D. Rules & Regulations Changes
6. Approval of Meeting Minutes: 01/26/26 (minutes were previously approved), 2/09/26 motion to approve minutes with corrections by Joan Occhionero, second Angela Glover, approved 6-0.
02/23/26 motion to approve by Joan Occhionero, second by Debbie Nixon, approved 6-0.
7. ACC Report:
Mike Couture presented application approvals for roof replacement, gutter and trim with paint color approval, as well as three tree removals with insured service providers. ACC reviewing forms, some changes, mostly rewording.
8. District Report: Dan stated if living in Park you must fill out an application.
Dan went over the proposed conference schedule for the FASD Conference in June. Dan's training budget less than \$1,000 balance left. Cost \$689 with additional cost for hotel \$203 nightly. Goal of BOT is to be sure the five-day conference sessions were applicable to the Park's benefits vs additional cost. Dan highlighted the new meeting projector and went over the safety sheets while sharing the gate guard camera cost at \$879.
Green space tree trimming is coming up and Dave with Alpine is giving us a revised estimate.
171 units in Park have not paid taxes.
Dan closed with discussing a new decal returns procedure to be considered in blocking Park access once a renter is no longer a resident.
9. HPPOA Report: Debbie Phippen shared upcoming fundraiser and clubhouse events and ticket sale dates for March while reminding all of the upcoming golf cart poker run and dinner dance.



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10. Treasures Report: Dan went over handouts for discussion of the Treasurers Report for January. Annette Ragas made a motion to approve, Angie Glover second.
Yes 7 No 0

11. Old Business:

- A. Pedestrian Gate policy entrance/exit update approval of the 2024 policy with leaving the gate open from dusk to dawn.
 - a. Discussion to keep the current pedestrian gate policy in place. A Resident in attendance also added a comment on magnetic latch for research.
- B. Correct Employee Motion: BOT member Joan Occhionero was asked to rescind motion on prior employee status of W2 vs 1099 on 02/09/26 as Angie Glover read from the Florida Statutes deeming the vote not applicable.

Joan motioned to rescind the vote, second by Angie Glover

Yes 6 No 0

- C. YouTube: Dianne Bell asked for experienced audio/visual volunteers to join the board meetings.

New Business:

- A. Pool Leak detection found and complete with \$900 fee. Obtained 3 estimates for plumbing repairs. Estimate to repair \$1,800.00 Discussion about how long we are going to keep repairing. Dan will get costs on new plumbing for the pool. Tabled to the next meeting.
- B. Rental Inspection: the BOT consensus was that Dan would do the property inspection with the owner of said rental units. The owners must take more responsibility for car decal removal upon exit by returning to the office with a decal before the owner can rent the unit again. A policy change still under discussion for rental decal returns and is tabled for further discussion.
- C. Fiduciary and Procedural Concerns: Correction highlights placed In BOT mailboxes presented by Trustee Angie Glover.
 - a. Discussion BOT member Angie Glover discussed expenditures for attorney fees and a possible cap with an outline for attorney need vs using Fla Sunshine Law statutes for research first.

Angie outlined HPPOA as a non-profit group and that the BOT must avoid statute conflict.

Special Meeting next agenda for Bi-law revisions.

12. Suggestion Box: Angie Glover read comments about dirty pool tiles at waters edge. Second was a comment about the 4 dead trees to the right upon entrance.

13. Public Comments: Cold pool closure concerns and DM conference comments, as well as brought up the question of unpaid taxes & tax certificates.

13. Trustee Comments/Announcements: Angie Glover highlighted that we had a pool repair reserve fund in 2024 and asked why the removal of said funds occurred as pool repairs will be ongoing.

14. Adjournment: Motion to adjourn by Angie Glover. The meeting adjourned by Becky Earnest at 9:10 pm.

Debbie Nixon _____
Debbie Nixon, Secretary, Board of Trustees

03/23/2026
Date