



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

Special Meeting Minutes

March 16, 2026 1:00 pm



APPROVED

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 1:00 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.

6. Special Items:

A. Gate Presentation-Jarid of ButterflyMX presented the gate security system options by way of Zoom. All BOT members were given handout information, and the residents in attendance had all the info on the big screen. Jared went over the stats of 25,000 communities using intercom/mobile security technology options in the US, the hub placed at the gate allows residents to see the person entering as well as the mobile app allows residents to make custom passes with codes for visitors, deliveries etc. A back up battery is included in the system to be installed with the estimated price of \$37,485 initially for equipment and then \$30,018 annually after.

a. The BOT and community residents asked about equipment failure and repair times.

Jared explained a local service provider would arrive to make repairs within 24 hours. After Jared's presentation, the second was to be shared by Brandon of lift masters intercom system, yet the audio for his presentation was unable to be shared. BOT asked us to schedule an in person presentation in April. Brandon asks we decide on a date.

7. Trustee Comments- Trustees asked we embrace change and technology for the future as well as how the gated area currently in place will be impacted by the intercom system install and the changes needed to accommodate the new system. All discussion was tabled.

8. Adjournment: Motion to adjourn by Patti Peck at 2:12 pm.

Debbie Nixon _____ 04/13/2026

Debbie Nixon, Secretary, Board of Trustees Date