



**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

Workshop Meeting Minutes



APPROVED

March 23, 2026 7:00 pm

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 7:02pm
2. Invocation: Toni Beatty
3. Pledge of Allegiance: All in attendance
4. Roll Call: Becky Earnest, Debbie Nixon, Annette Ragas, Joan Occhionero, Patti Peck, Toni Beatty, Angela Glover.

5. Chairman Announcements: Becky read a letter of meeting behaviors to be corrected.

There are also two vacant seats on the Board of Trustees. We encourage you to please submit your letter of intent.

Additions to New Business:

- 7a Letter of Intent
- D. "About Us" Updates
- E. 105 Holiday Park Blvd NE
- F. Deed Restriction Suggestions

6. Approval of Meeting Minutes: 3/9/26

- a. Motion to Approve With Corrections Patti Peck, second by Joan Occhionero, Call to Vote Yes 7 No 0

7. Resignation Letter Joan Occhionero submitted a letter of resignation from the position of assistant treasurer. Motion to Approve- Patti Peck, second Toni Beatty, Call to Vote Yes 7 No 0

- a. Letter of intent- Ron Wilde letter of intent to join the BOT
The BOT and residents asked many questions & there was much discussion.
Motion to Approve- Patti Peck, second Toni Beatty, Call to Vote Yes 4 No 3 (Joan Occhionero, Annette Ragas, Debbie Nixon)
Patti Peck motioned to nominate Toni Beatty as Assistant Treasurer, Joan Occhionero second. Toni accepted after resigning her position as Assistant Secretary. Patti Peck motioned to nominate Joan Occhionero as Assistant Secretary, Toni Beatty second, Call to Vote Yes 7 No 0
Meeting was paused until we got a copy of the oath of office.

8. ACC Report: No report given.

9. District Report: Dan went over the District Report hand out each BOT was given, to include Safety & Security and the need to update the procedures for the gate and emergency entries.

Dan then updated the community on the pool repairs along with the up and coming roof inspection. Roof repair estimate totalling \$98,615.39, it appears to be at the end of it's life.



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Dan shared with the community the golf cart rules for Palm Bay, and that all vehicles wishing to exit the park and ride on roads with less than 35 mph or less need to have their vehicles registered with DMV. Dan went over sound and video system upgrades dedicated to Board Meetings. New projector cost approximately \$1,600.00. New rental application. A Bird Feeder complaint from a resident was read. There are 123 units with unpaid taxes.

10. HPPOA Report: Report was given by Debbie Phippin who went over March and April events highlighting the Sr Olympics and Pizza Vola fundraiser. Patti asked Deb to follow up on replacing metal door over the serving window.

Oath of Office - Ron Wilde was sworn in as a BOT member. Went on with meeting.

11. Treasurers Report- Patti Peck outlined the Treasurers Report for February 2026. Patti also addressed the question of the pool repair reserve funds from 2024 and Patti explained the transfer of funds from general fund into prime to grow and reported on the TD CDs that matured.

12. Old Business:

A. Cold Pool now repaired and will be monitoring for leaks. Pool reopened. Estimate for plumbing replacement for the pool area about \$91,000.

B. Owner in Good Standing- Becky went over the Handout with Definitions given to the BOT for review from the last meeting. These items will be voted on at the next meeting.

C. Rental Inspections - Ron made a motion to have each property inspected by the District Manager before new owner can take possession at a cost of \$100.00. If renter's decals are not returned it will cost the owner an additional \$100.00. The decal itself will be paid by tenant. Motion seconded by Annette Ragas. Call to Vote Yes 7 No 0.

D. Rules & Regulations - Tabled

13. New Business:

A. Security Cameras - Gate needs new monitor with audio/sound & a new camera for audio/sound & video at the district office window. The price of these will be brought to the next meeting.

B. Special Meeting - Due to the response by the residents of the Special meeting topic & content of a different Gate System, a Special Meeting with the 2nd presentation was tabled.

C. Fiduciary & Procedural Concerns - tabled to next meeting.

D. About Us Updates - will be handed out soon by Mary Quirk & committee. Need new person to handle this next year.

E. 105 Holiday Park Blvd NE - Palm Bay has decided to put all the lots that they own in the Park up for sale. This includes the 105 Holiday Park Blvd NE property across from the Gazebo. BOT may want to think about bidding on this property & making it green space.

F. Deed Restriction Suggestions - Becky stated anyone wanting to make a change to anything or add anything new to please let any Board member know or contact the District Office.



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14. Suggestion Box: A Resident wrote that out of the 703 Residents, only 41 attended the Special Meeting showing the community is not interested in an access controlled gate system over gate attendants.

12. Public Comments: A Resident made the public aware that 151 HPB has a light pole down on ground.

13. Trustee Comments/Announcements: Thanks for coming & comments on agenda items.

14. Adjournment: Motion to adjourn by Toni Beatty. Meeting was adjourned at 9:08 pm.

Debbie Nixon _____

Debbie Nixon, Secretary, Board of Trustees

04/06/2026

Date