



**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/WORKSHOP MEETING MINUTES



APPROVED

April 13, 2026

Rebecca Earnest
Chairman

Toni Beatty
Assistant Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela Glover
Trustee

Joan Occhionero
Assistant Secretary

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 at 7:02pm.
2. Invocation: Toni Beatty.
3. Pledge of Allegiance: All in attendance.
4. Roll Call by Deb Nixon: Becky Earnest, Toni Beatty, Debbie Nixon, Joan Occhionero, Patti Peck, Angela Glover, and Ron Wilde. Absent: Joan Occhionero.
5. Chairman Announcements: Ron Wilde has been appointed the liaison to the ACC committee. There is one (1) vacant seat on the Board of Trustees. We encourage you to please submit your letter of intent. Due to an increase in the number of recent Public Record requests & amount of time to process as well as paper to complete, there may be a fee charged based on these factors.
6. Approval of Meeting Minutes: Patti Peck made a motion to approve 3/16/26 minutes with corrections, seconded by Joan Occhionero. Call to vote: 8 yes, 0 no. Toni Beatty made a motion to approve the minutes of 3/23/26, seconded by Debbie Nixon. Call to vote: 8 yes, 0 no.
7. ACC Report: Given by Nancy Seeley & David Peck. We now have an Identification badge to wear when on properties checking out ACC applications. We will be sending our expedited application form to the Trustees for approval. New install tabled due to incomplete survey. Compliance: violations are given 30 days to comply with a fine to follow, i.e. mold/mildew on home/driveway, trees/bushes need trimming, weeds etc. Updated ACC Rules & Regulations are being drafted.
8. District Report: Dan reminded everyone of safety and security regulations. He talked about the Woods wanting to have a rental property. This was tabled to the next meeting. Pool leak was negligible since it was fixed. Roof update - Dan believes we should send out RFP to get costs on repair vs new install. He has not heard back from Republic about our request for road repair funds. A leak near the compound was discovered and Jason & Dan repaired it. There are only 51 units with unpaid taxes down from 123 last report. Dan would like to get a sign reminding owners if they leave the park on a golf cart, it is at their own risk & it is illegal to do so unless cart is road certified. Patti Peck made a motion to accept the Manager's Report, seconded by Ron Wilde. Call to Vote: 8 yes, 0 no.
9. HPPOA Report: Deb Phippen said things are winding down for the season. Ladies lunches will continue and there will be a July 4th picnic for residents. Flea Market Shed will be open for donations every Wednesdays from 10:30 – 11:30am. Last HPPOA Board Meeting for the season will be on 4/20.
10. Old Business:
 - A. Definitions and Owners in Good Standing: These were read and discussed with a few changes and will be brought back to the next meeting to vote. Angela Glover made one remark about consistency in wording and then asked to be excused for a little while. This was about 8:00 pm.



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- B. Security cameras in office "audio": Dan explained that our camera is in good shape and to buy a new one would cost \$877.39. He felt we should wait until a new camera is needed. Trustees agreed.
- C. Fiduciary and Procedural Concerns: It was suggested Angela meet with Dan about these concerns as most of them are already in process.
- D. FASD: Ron felt this discussion was inappropriate and should not be on the agenda. Forms were not in office 7 days ahead so Trustees had time to review. It was also stated that our last manager was hounded so terribly that he quit. Education and contacts are invaluable but costs must be adhered to per special district handbook. We can make a resolution to make costs higher for travel and education. Debbie Nixon clarified BOT members have the right to question all expenses in the Park.

Angela Glover came back to the meeting about 8:15 pm.

11. New Business:

- A. Budget Presentation: by Patti Peck. Lots of questions. Budget will be presented again at the 4/27/26 meeting.
- B. Special Meetings: We already have a meeting date for the Deed Restrictions for 4/17 at 1:00 pm. We will not get this done in one meeting, so we set up two more meeting times and dates: Wednesday, 4/22 at 1:00 pm and Friday, 4/24 at 11:00 am.

12. Suggestion Box: Angela Glover read two suggestions and information was given to Dan for follow up.

13. Public Comments: Joanne Gaughan & Brenda complimented Patti Peck for her great/awesome work as Treasurer. Other comments included concerns about not cleaning up after pets, unpaid fines & liens, snowbirds going home & hoping things remain civil in the Park. Gary Garcea requested the lines on the road be painted at the Gatehouse & he also would like the Pedestrian Gate to be closed at all times.

14. Trustee Comments/Announcements: Thanks for coming. Becky reminded residents with all the dead plants and trees in the park, if you have a tree removed, it cannot just be trimmed down but must be removed along with the stump. Patti thanked everyone for their patience with the budget.

15. Adjournment: Patti Peck made a motion to adjourn. Meeting adjourned at 9:24 pm.

Rebecca Earnest

Rebecca Earnest, Chairman for Debbie Nixon, Secretary

4/30/26
Date

04.28.26