



**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

April 27, 2026

Rebecca Earnest
Chairman

Toni Beatty
Assistant Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Joan Occhionero
Assistant Secretary

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 by Becky Earnest at 7:02pm
2. Invocation: Toni Beatty
3. Pledge of Allegiance: All in attendance
4. Roll Call by Debbie Nixon: Present: Becky Earnest, Tonie Beatty, Debbie Nixon, Annette Ragas, Patti Peck, Angela Glover and Ron Wilde. Absent: None
5. Chairman Announcements: There is one (1) vacant seat on the Board of Trustees. We encourage you to please submit your letter of intent.
6. Approval of Meeting Minutes: Patti Peck made a motion to approve 4/13/26 minutes with corrections, seconded by Toni Beatty. Call to vote: 7 yes, 0 no; Patti Peck made a motion to approve the minutes of 4/17/26 seconded by Toni Beatty. Call to vote: 7 yes, 0 no; Patti Peck made a motion to approve the minutes of 4/16/26 seconded by Toni Beatty. Call to vote: 7 yes, 0 no; Ron Wilde made a motion to approve the minutes of 4/22/26 seconded by Toni Beatty. Call to vote: 7 yes, 0 no.
7. Resignation letter from Joan Occhionero was read. Motion to accept made by Patti Peck and seconded by Toni Beatty. Motion passed, 7 yes, 0 no.
8. ACC Report by David Peck: We need at least one (1) more full-time member. Please put in your letter of intent. The new Expedited Application is down further in the agenda. Dave explained this form.
9. District Report: Dan reminded everyone of safety and security regulations. If residents have excessive yard waste to be picked up, please call Republic Services directly at 321-989-6030 to request pickup. Dan stated that Wire 3 is installing TV set up in the Recreation Center Hallway for anyone to come and try out the service. Dan talked a little about changing our pools to salt water and the advantages of doing it. He'll keep doing research. Dan contacted Republic Services about the road damage due to the garbage trucks. We are getting a check for \$3,850.00 for this repair. The golf cart sign has arrived and is ready for installation at the Front Gate. Pond fountains labor & repairs include \$1,042.50, \$930.00 labor install lights at the back pond \$1,942.50 plus freight charges of \$250.00. Total fountain costs: \$4,165.49. Patti Peck made a motion to accept the report, seconded by Toni Beatty. Motion passed, 7 yes, 0 no.
10. HPPOA Report: Karen Carriero said things are winding down for season. Ladies' lunches will continue and there will be a July 4th picnic for residents. Please sign up in the alcove.
11. Treasurer's Report was presented by Patti Peck. Angela Glover made a motion to approve, seconded by Ron Wilde. Motion passed, 7 yes, 0 no.



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12. OLD BUSINESS

- A. Definitions: The final version was presented. Ron Wilde made a motion to approve with 1 correction, seconded by Patti Peck. Motion passed, 7 yes, 0 no.
- B. Owner In Good Standing: The final version was presented. Patti Peck made a motion to accept with 1 correction, seconded by Ron Wilde. Motion passed, 7 yes, 0 no.
- C. Rental Inspection letter was discussed and tabled for next agenda.
- D. Rental Property request by Mr. Wood: After much discussion, Ron Wilde made a motion to deny his application, seconded by Angela Glover. Motion passed, 7 yes, 0 no. His name was added on second property and wanted to rent it. Deed Restrictions state only 1 property is allowed.
- E. Deed Restrictions: Becky thanked all who worked to get this project done. They are completed with corrections and put on website and sent to special district attorney for review. The questions to be voted on tonight:
 - (1) Have an in-person vote at a special meeting or ballots sent to everyone to vote by mail. If in park and want to pick up your ballot that is ok 3 – 4 days before mailing date. Ron Wilde made a motion to accept the mail or pick up ballot vote, seconded by Angela Glover. Motion passed, 7 yes, 0 no.
 - (2) Does each change need to be voted on separately or all the changes as a whole. Angela Glover made a motion to vote by sections, seconded by Ron Wilde. Motion passed, 7 yes, 0 no.

The was lots of discussion as to why we are taking out basic TV cable and internet. It was explained in 2 years when our current contract will be up most technology will be streaming. And no cable would be available. We would then need to amend our Deed Restrictions again and it's costly to do so.

- F. Budget: Patti Peck presented the budget for the second time with no raise in fees. This will be voted on at the next meeting.

13. NEW BUSINESS:

- G. Holiday Park Truck: Our present truck is in bad shape. Discussion was held about leasing a new truck. A resident suggested the Board investigate whether renting a vehicle for educational conferences would be more economical. Motion was made by Angela Glocer to not purchase or lease a truck at this time, seconded by Annette Ragas. Motion passed. 5 yes, 2 no (Rebecca Earnest & Ron Wilde).



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- H. Special Meeting: It was decided we would not need any more special meetings for the Deed Restrictions.
- I. Roof RFP: After much discussion it was decided the form needs to be tweaked a little before being sent. Dan will keep us informed on the status of the roof RFP.
- J. Resolution 2026-02 was presented Patti Peck made a motion to discuss, seconded by Angela Glover. Motion passed, 7 yes, 0 no. After much discussion, Ron made a motion to accept the resolution, seconded by Toni Beatty. Motion passed, 5 yes, 2 no – Annette Ragas and Angela Glover.
- K. Expedited ACC Form: Patti Peck made a motion to discuss, seconded by Ron Wilde. After discussion, Ron made a motion to accept this form, with one correction about federal versus national holidays. This was seconded by Patti Peck. Motion passed, 7 yes, 0 no.
- L. May meeting change: Our May workshop meeting falls on Memorial Day. Patti Peck made a motion to change the meeting to Tuesday May 27 at 7 PM. Seconded by Toni Beatty. Motion passed, 7 yes, 0 no.
- 14. Suggestion Box: Angela read a request for a pedestal/riser for the front load washer as it is difficult for residents to remove clothing. Our golf cart looks terrible. Needs some care. The young palms trees in the rings leading up to the front Gate entrance perished due to the chilly weather. It was suggested to see about replacing them with vegetation of some kind.
- 15. Public Comments:: Cecelia Fitzner complained about the foxes, etc in the park. She has already caught a fox at her house, and it chewed up underneath the unit. She has spent \$750.00 for someone to come trap it and another \$150.00 for taking it away. She also mentioned a property with 4 adults and 4 dogs. She mentioned several other properties and feels everyone should be following the rules. Someone else mentioned the green space between Blossom Lane and Berry Court. It's disgusting. Also mentioned, feeding wild animals is against the law and people could be fined.
- 16. Trustee Comments: All said thanks for coming and for your suggestions, etc.
- 17. Patti Peck made a motion to adjourn. Meeting adjourned at 9:47 PM.

Rebecca Earnest

Rebecca Earnest, Chairman for Debbie Nixon, Secretary

5-13-26

Date