



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

REGULAR MEETING MINUTES
May 11, 2026, 7:00 pm



APPROVED

Becky Earnest
Chairman

Toni Beaty
Asst. Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela Glover
Trustee

Vacant

Vacant

Daniel Tarnowski
District Manager

Karl Bohne Jr.
District 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 cellphones 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 person 55 and older”

Updated 06/10/2026



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1. Meeting Call to Order- 7:00 pm Becky Ernest
2. Invocation
3. Pledge of Allegiance
4. Roll Call- Becky Earnest, Patti Peck, Ron Wilde, Angie Glover, Annette Ragas, Debbie Nixon. Absent: Toni Beaty.
5. Chairman Announcement-add secretary position after reading resignation of Debbie Nixon secretary duties, and no other BOT member accepted these duties. BOT secretary Debbie Nixon agreed to perform these duties until another BOT member assumes these duties ASAP. Becky also added Resolutions clarity 2026-04, as a typo had occurred. Becky also added under New Business Sections D. 202 Holiday Park/ F Dead Trees.

There are two (2) vacant seats on the Board of Trustees. We encourage you to please submit your letter of intent.

6. Approval of Meeting Minutes 4/24/2026, 4/27/2026
4/24 meeting minutes: Motion Ron Wilde, Second Angie Glover. Motion passed 6 yes, 0 no.
4/27 meeting minutes: Annette Ragas motion to approve with correction of hearsay related to prior DM to be removed. Second Ron Wilde. Motion passed 6 yes, 0 no.
7. ACC Report
a. Letter of Intent- from George (Peach) Young outlining his experience as an asset to the ACC team. Motion to accept by Debbie Nixon, Second Ron Wilde. Motion passed 6 yes, 0 no.
Oath of Office-George (Peach) Young was sworn in by Debbie Nixon. First ACC Meeting 05/19/2026 9:30 am.
8. HPPOA Report-Barb Barnier-Flea Market Shed open for the next 3 weeks 10:30-11:30 with June 24th added 10:30-11:30 am, then closed until mid-October 10:30- 11:30 am. Karen Carreiro-Ladies luncheon reminder, as well as went over the Summer, HPPOA schedule. Karen outlined need for new Welcoming Committee members and updated all on the 501(c) IRS paperwork being submitted and they signed the POA with bookkeeper. and are waiting for updates. HPPOA is on hold for summer (no office hours). Full time residents contact Pat Schlimme or Jennifer Rhye for information.



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9. District Report-Dan went over the 15mph regs while outlining the one car at a time process. Dan also clarified the Service Animal regs adding must have a SA vest to use the rec hall and all amenities. Car Port inspections are underway before Hurricane Season and Park Violations will be issued. Tom Cramer will be giving our audit report on May 26th 6 pm at the next BOT meeting. Reminded all residents that handicap ADA ramps approval must go through the office and the city. Dan then went over the electrical issues as follows.

Marquee- first light pole has shorts. Pond Lights-the panel is shot for the underlines from the gate shack to the pond. Easy Fix \$3933/ \$8666 w/trench and new lines. Getting two more estimates on all electrical repairs. Pool Pole Lights-Cornelius \$3695. Dan getting two more estimates. Just estimates as we have contingency funds guidelines to follow. Road Repairs- CCMSI Ins adjuster working on repairs from Republic truck damages. Golf carts sign regarding leaving the Park is up with leave at own risk details. Park census coming up for age verification. Roof update- Repairs under warranty and being scheduled. Valley Bank Update-Transition for all account deposits under way. Grounds Crew- Picked up all large debris in front of homes and hauled to the dump as a courtesy. Grounds Crew- New plants were placed in front of the park and island by the rec hall. Tax certificate list to be posted on May 13th, 2026. Washer Riser- Dan reported the riser was ordered and the cost was \$155 for the washer. Motion to accept DM report Patti Peck/Second Ron Wilde.

10. OLD BUSINESS

A. Definitions- Single family residents only change, bonified caregiver "CAN" provide necessary medical care. Motion by Debbie Nixon to approve on a day-to-day or regular basis as needed, Second Annette Ragas. Motion passed 6 es, 0 no.

B. Budget- Predictions \$1,486,021.00 @ 71% of budget under contract services. Any unused funds will stay in the General Fund account. In summary, there will be no resident assessment fee increase for 2026. Motion to approve by Ron Wilde, Second by Debbie Nixon. Motion passed, 6 yes, 0 no.

Resolution-Facilities Supervisor-2026-03 - Motion to discuss by Annette Ragas, second by Angie Glover. Angie Glover asked about the workers' compensation codes, and clarification was provided. Motion to accept Resolution 2026-03 by Angie Glover, second by Ron Wilde. Motion passed 6 yes, 0 no.

C. Deed Restrictions- Ron Wilde made motion to approve for ballot to add TV and Internet back into the Deed Restrictions, Second Debbie Nixon. Motion passed, 6 yes, 0 no.

Cost was brought up by Becky asking for clarity about the Deed Restrictions Voting Ballots. Becky asked the Board to reconsider the section-by- section ballot (costing approx. \$5,000). Voting has to be either all or none or by sections. It was mentioned that the Board previously



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voted to be by sections. Deed Restrictions by sections to be mailed to all Owners. Owners may pick up Deed Restrictions in person and return to the ballot box. E-mailing ballots is not legal per our park attorney. Owners can pick up ballot for neighbors as long as they sign for them. Ron Wilde made motion to have the vote all or none, Second Patti Peck. Motion did not pass, 4 to keep as is, 2 against (Becky Earnest, Ron Wilde).

D. Rental Inspections- Letter changes by the BOT approved previously. Suggestions by Angie Glover to use ChatGPT, then the BOT agreed to change the word happy to responsible. Motion to accept by Ron Wilde, Second Patti Peck. Motion passed 5 yes, 1 no (Angie Glover – disagrees with verbiage).

11. New Business

A. Summer Meeting Schedule

Motion to have regular meetings reduced in Summer. Per Florida Statutes, we cannot remove meetings any time of year. BOT was also in favor of keeping the BOT Summer meetings in place and at 7 pm, beginning June 2026. Annette made motion to continue 2 times/month at 7PM. Second Angela Glover. Call to vote, 3 yes, 3 no. Tie. Schedule stays as is.

B. Saltwater Pools

- a. Discussion- Dan went over the upfront costs being approx. \$20,000 which in the long run after new system set up will save us from spending over \$28,000 a year in chemical expenses while being less invasive to the environment and our bodies. Table for further discussion.

- C. 194 Holiday Park Blvd NE- A letter from the homeowner was read aloud. There was much discussion and it was determined the requirements for renting have been met. Ron Wilde made motion to accept as a rental. Second Patti Peck. Motion passed 4 yes, 2 no (Angela Glover, Annette Ragas).

- D. a. 274 Charm Ct NE- It was mentioned a violation letter will be sent to the homeowner.

- b. 202 Holiday Park Blvd NE- The home has been in the family since 1972 & the requirements for renting have been met. Ron Wilde made motion to accept as a rental. Second Angela Glover. Motion passed, 6 yes, 0 No.

- E. Golfcarts on Greenspaces- Many discussed changes and rejected regulated golf cart use.



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12. Suggestion Box: A resident was still wanting trees replaced in the planters out front coming into the Park. It was explained from earlier in the meeting that the trees now have green on them, so we need to wait on replacing them.

13. Public Comments: A resident shared concerns about a FPL light pole that is out on Mystic. FPL is backed up however some work was recently completed in the Park. It was suggested the resident come to the District Office to verify the location of the light to be added to our list for FPL. A resident commented that ChatGPT indicates salt water pools also require balancing of chemicals. A resident shared concerns about their guests being let in at the Gate without being called in.

14. Trustee Comments/Announcements- Safe travels.

15. Adjournment- Patti Peck made motion to adjourn at 9:43 p.m.

Debbie Nixon _____
Debbie Nixon, Secretary, Board of Trustees

06/22/2026
Date