



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

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## BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES  
May 26th, 2026, 6:00 pm



APPROVED

Becky Earnest  
Chairman

Toni Beaty  
Asst. Treasurer

Ron Wilde  
Trustee- Absent

Debbie Nixon  
Secretary

Patti Peck  
Treasurer

Annette Ragas  
Vice Chairman  
Arrived 6:57 pm

Angela Glover  
Trustee- Arrived 6:40 pm

Vacant  
Asst. Secretary

Vacant  
Trustee

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"



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1. Meeting Call to Order- 6 pm
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Chairman Announcements- Becky added the following to Old Business (B) Resolution 2026-02; add to New Business (B) Summer Vacations; add to New Business (C) Deed Restriction Ballots. Trustees were reminded to complete their Form 1 by the end of June.

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

6. Approval of Meeting Minutes 5/11/26
  - a. Motion to Approve- Patti Peck, second Toni Beaty
  - b. Discussion
  - c. Call to Vote- Yes 4 No 0
7. Audit Report "Tom Cramer" Completed with Tom remarking that fiscal year 2025 records prove to be in good order and agreed to provide each trustee with the audit draft to review before the next meeting.
8. ACC Report- ACC no report, and postponed voting until next meeting agenda.
9. District Report-Dan opened by reminding all residents of the 15-mph speed limit while adding discussion of possible radar signs. As for the clubhouse roof, the Duralast team will be arriving next week to complete the repairs as covered by the warranty now, and for the next 10 years. Under main hall, landscape and new hires, Dan addressed the resident concerns of the process in handling the violations. Road damage was deemed to be a larger area of 45 feet of repairs were approved by Republic Services. New decals for renters are now needing replacement for 2026. Melissa, an office employee of the office has officially put in her two-week notice, ending her position as of 5/29/26, and now interviewing for the position to be filled. Tax certificate topic, 3 bids were submitted, with results expected by the next meeting. As per the deed restrictions, mailer of 16 pages remains in place, with full time residents voting in person through the ballot box, and the rest as mailers. Wire 3 to be discussed in the future. Dan brought up that non occupied residents should be deterred from renting rooms, and discussion was delayed for the next meeting. Pool leak detections will be conducted on 5/28/26 and the results will follow at the next scheduled BOT meeting.



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Motion to accept District Manager Report by Patti Peck, Second Toni Beatty. Call to Vote - Yes 5  
No 0

10. HPPOA Report-None. Only a reminder of the upcoming lady's luncheon for June.

11. Treasures Report -Toni Beatty motioned to accept, Angie Glover second. Call to Vote -  
Yes 6 No 0

Patti Peck mentioned that a line item totaling \$600 was made in error, yet total budget line  
item was accurate and not in need of correction.

## 12. OLD BUSINESS

### A. Rental "264 Holiday Park"

a. Motion to approve rental by Toni Beaty, second Patti Peck

b. Discussion- review each request on a case-by-case basis. Letter received by Anne  
Mascal who is requesting permission to rent the home while keeping it on the market for  
sale. The discussion of one-year max rental be approved. Toni Beaty rescinded her motion  
to approve. Toni changed the motion to deny rent. Motion to deny permission made by  
Patti Peck, second by Toni Beaty.

c. Call to Vote – Yes 6 No 0

### B. Resolution 2026-02 was read aloud

a. Motion to accept resolution by Debbie Nixon, second Toni Beatty

b. Discussion-amount of the special assessment fees set as heard at the BOT  
meeting from 05/11/26.

c. Call to Vote- Yes 5 No 1 (Annette Ragas)

### C. Front Electrical Issues

a. Motion to approve Best Electric bid for all three areas by Annette Ragas, second Toni  
Beatty

b. Discussion- Best electric gave the best prices for all three bids for the areas needed  
repair. The BOT asked Dan to provide proposals, invoices and warranties for review.

c. Call to Vote - Yes 6 No 0

## 13. NEW BUSINESS

A. Bylaw Change- According to the Florida Sunshine laws, regular BOT monthly meetings  
cannot be altered under section AGO-03-41, as well as our HP By-Laws that were in  
accordance with Florida state statutes.

a. Discussion- Only extenuating circumstances of severe illness was mentioned as a  
discussion for possible change.



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- B. Summer Vacations – Becky Earnest asked Trustees about summer vacation plans/dates.
- C. Deed Restrictions Ballots – Becky Earnest announced the schedule for Deed Restrictions ballot packets distribution: 6/8 – 6/11 (Mon – Thur) available for pick up; Remaining packets to be mailed on 6/12 (Fri).

14. Suggestion Box- none

15. Public Comments: Topic of not feeding wildlife was highlighted.

16. Trustee Comments/Announcements- All BOT members thanked our residents for attending.

17. Adjournment- Motion by Patti Peck/ adjourned 7:47 pm.

Debbie Nixon \_\_\_\_\_ 06/22/2026  
Debbie Nixon, Secretary, Board of Trustees Date