



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

June 8th, 2026, 7:00 pm



APPROVED

Becky Earnest
Chairperson - present

Toni Beatty
Assistant Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela- Glover
Trustee

Vacant
Assistant 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 7:00 pm by Becky Earnest
2. Invocation by Toni Beatty
3. Pledge of Allegiance by all in attendance
4. Roll Call by Deb Nixon: Toni Beatty, Debbie Nixon, Patti Peck, Annette Ragas, Becky Earnest, Angela Glover; Absent: Ron Wilde
5. Chairman Announcement-Becky added letter D to Old Business section 12 Audit Report acceptance. Becky also added in New Business letter C for pool leak repair, letter D July 4th.

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 5/26/26
 - a. Motion to Approve-Patti Peck, second Toni Beatty
 - b. Discussion- was determined to add to next Agenda after BOT reviews the Audit report as was not given a copy prior to the 6/8/26 Regular meeting. Was brought to the attention of the BOT to go back and make sure the May 11th minutes that were approved include the corrections as discussed.
 - c. Call to Vote- vote to approve the Audit Report as added to the 5/26/26 Agenda, was postponed and added to the next BOT Meeting Agenda on 06/22/26 after BOTs distribution for review.
7. ACC Report-Dave Peck brought to the BOT the ACC forms and asked the BOT to ask any questions before 06/16/26 ACC Board meeting. Forms were distributed to all BOT members.
8. District Report- Read by Becky-Becky went over the safety section of the DM report and reminded all residents to report any special needs to the office for the upcoming storm season. Resident violations will be posted in the Rec Hall. Roof Update-aAll was cleared and repaired on 06/04/2026. Becky also went over owner and non-owner decals available at the office. Becky also shared the tax certificate update adding that two of three were won. Wire 3 presentation will be here on 6/22 to give the Park a streaming service demo from 4 pm to 7 pm, with a demo added for the BOT at 7 pm on the 06/22/26 BOT public meeting. Pool leak detection was completed where settlement cracks were found on the skimmer level with a repair cost of \$4200. The report ended in welcoming Mag Zynwala to the office staff.
9. HPPOA Report – Joan Occhionero highlighted the June & July events over the Summer.
10. OLD BUSINESS
 - A. Rental “264 Holiday Park Appeal letter”



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- a. Motion to discuss-Patti Peck, second Annette Ragas to approve then rescinded.
- b. Discussion- Due to the owner having two properties, the appeal was denied.
Motion to uphold the previous denial by Deb Nixon, Second Annette Ragas.
- c. Call to Vote-Yes 5 No 1 - Patti Peck

B. Manny Melaro- raise to \$18.00/ hr.

- a. Motion- Toni Beatty motioned to approve the raise, Annette Ragas 2nd
- b. Discussion-BOT asked about the 90-day mark as outlined in the employee handbook.
Manny reached 90 days.
- c. Call to Vote -Yes 6 No 0

C. Ballots

- a. Discussion- ballots being distributed in the Park Library beginning June 8th -11th with mailing on June 12th. All ballots are due back in the office by July 13th, 2026.

D. July 4th Holiday: Becky announced July 4th is on a Saturday & the District Office will be closed on Friday, July 3rd.

11. New Business

- A. Speed Limit Signs – will be added to next agenda.
- B. Renting Rooms – tabled to next meeting.
 - a. Discussion full-time owner occupied only will be approved.
- C. Pool Leak Repair- Deb Nixon motioned to approve the pool repair cost of \$4200 by Aquaman. Second by Toni Beatty. Call to Vote - Yes 6 No 0

12. Suggestion Box

13. Public Comments: A resident stated bicycles should be driving with auto traffic, not against it.

14. Trustee Comments/Announcements-Becky reminded all that the office will be closed on Friday July 3rd in observation of July 4th Independence Day Holiday.
BOT Angie Glover brought up for discussion the topic addressing agenda topics by email in reference to meeting schedules as outlined in the state statutes in reference to regular & workshop meetings. Annette Ragas asked for clarification about resident workers (employees) & it was clarified the only place residents can work in the Park is at the Gate. The trustees wished all a good evening & thanked everyone for coming.

15. Adjournment-7:38 pm made by Patti Peck.

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