



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 AND WORKSHOP MEETING MINUTES
July 27th, 2026, 6:00 pm



APPROVED

Becky Earnest
Chairman

Toni Beatty
Asst. Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela Glover
Trustee

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"



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

1. Meeting Call to Order by Becky Earnest, Chairman at 6:00 pm.
2. Invocation by Toni Beatty with special moment of silence for Ken Nixon who passed away.
3. Pledge of Allegiance by all.
4. Roll Call by Deb Nixon: Becky Earnest, Toni Beatty, Annette Ragas, Angela Glover, Deb Nixon. Absent: Patti Peck and Ron Wilde.
5. Chairman Announcements: All of the Deed Restrictions passed with 11,158 yes votes and 1,506 no votes.

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: Toni Beatty made a motion to approve the 6/22/26 meeting minutes, seconded by Debbie Nixon. Call to vote: 5 yes 0 no. Annette Ragas made a motion to approve the minutes of 7/13/26, seconded by Toni Beatty. Call to vote: 5 yes 0 no.
7. ACC Report by Nancy Seeley: Updated items discussed at their last ACC meeting.
8. District Report: Dan went over his report (see attached). Owners under 55 visiting the Park will be on next agenda as well as fans and prices for sound wall blocks. Toni Beatty motioned to accept Dan's report seconded by Deb Nixon. Motion passed 5 yes 0 no.
9. HPPOA Report: Florence Stanford read a letter from the IRS making HPPOA a 501(c)(7) again, She will have copies put in all Trustees boxes. She also mentioned a few activities coming up in August.
10. Treasures Report was presented by Dan Tarnowski. Our Park is in good condition and Patti Peck will share a few more details at the next meeting. Deb Nixon made a motion to approve, seconded by Annette Ragas. Motion passed. 5 yes 0 no.
11. OLD BUSINESS
 - A. Rental of Rooms: Deb Nixon read the Policy with the required changes. Two more spelling corrections were made by Angela Glover. Toni Beatty motioned to approve the policy with corrections, seconded by Deb Nixon. Motion passed 5 yes 0 no.
 - B. Letter of Intent from Paul Defosse was read by Deb Nixon followed by a short question session. Motion made by Annette Ragas, seconded by Deb Nixon to accept Paul on the Board of Trustees. 5 yes 0 no. Oath of Office was given by Deb Nixon.
 - C. Mr. Wood was not in the audience. We will wait until the end of New Business to see if he shows up.



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

12. NEW BUSINESS

A. Memorandum from Special District Attorney was read by Deb Nixon. This was sent due to items that were discussed at FASD Conference in June regarding Board Meetings.

B. 1180 Floral Court - Mary Quirk of the Violations Committee read a letter (see attached) about this issue. Then Nancy Seeley read a letter from Mike Couture (see attached). Deb Nixon made a motion to accept the Violation Committee's suggestion with no fine to the resident. Toni Beatty seconded. Motion passed 5 yes 1 no Becky Earnest.

C. Anna Brown letter was read by Deb Nixon requesting a 90-day stay for her 39-year-old who has lost his job. This would be until Oct 15, 2026. Motion by Angela Glover to approve her request, seconded by Annette Ragas. Motion passed 6 yes 0 no.

13. WORKSHOP ITEMS

A. Rec Hall: Dan went over this in his District Report earlier in the meeting.

B. Use of Holiday Park Property: After much discussion it was decided to do some research and put this item on the next agenda.

C. 3rd Party in representing bulk service "Spectrum": After some discussion and explanation it was decided we are not interested at this time. We will be negotiating our new contract ourselves.

D. Frances Chapman letter read by Becky Earnest. After some discussion with Trustees as well as audience it was decided to table this issue until the first meeting in September.

E. Length of Time of Rental to Qualify for Decal: This issue was put on hold for about 6 months.

14. Suggestion Box: There was some discussion about keeping the walkway gate at the Park entrance closed during the day.

15. Public Comments: Gary Garcea would like to see the walkway gate closed during the day.

16. Trustee Comments/Announcements: Thanks for coming.

17. Adjournment: Toni Beatty made a motion to adjourn at 8:05 pm.

Rebecca Earnest

Rebecca A. Earnest, Chairperson for Deb Nixon, Secretary

8-11-26

Date