



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 AGENDA

August 10th, 2026, 7:00 pm

Becky Earnest
Chairman

Toni Beatty
Asst. Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela Glover
Trustee

Paul Defosse
Trustee

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
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Chairman Announcement
Please wait to be recognized by the chair before speaking.
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 7/27/26
 - a. Motion to Approve
 - b. Discussion
 - c. Call to Vote
7. ACC Report
 - a. Discussion
8. District Report
9. HPPOA Report
10. OLD BUSINESS
 - A. Trustee positions
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - B. Lawncare "In House"
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - C. Rec Hall Upgrades
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - D. Use of Holiday Park Property



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

- a. Motion
- b. Discussion
- c. Call to Vote

11. New Business

A. Policies and Rules and Regulations

- a. Discussion

B. Inheriting Homes

- a. Discussion

12. Suggestion Box

13. Public Comments: Public comments will now be heard. The speaker shall be limited to three (3) minutes. It is important to note that this is a good time for board members to listen, but it is inappropriate to respond. Comments may be discussed at upcoming meetings to determine if we will place an item on a future agenda.

14. Trustee Comments/Announcements

15. Adjournment

District Manager

From: Holiday Park
Sent: Friday, August 7, 2026 8:05 AM
To: District Manager
Subject: Fw: Loaning items from kitchen.

FYI...

Thank you!

Jodi Gorres
Port Malabar Holiday Park Mobile Home Park Recreation District
215 Holiday Park Blvd. NE | Palm Bay, Florida 32907
Phone: 321-724-2240 | Fax: 321-724-8166
Website: holidayparkfl.com



Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Debbie Phippen <44grammap@gmail.com>
Sent: Thursday, August 6, 2026 10:19 PM
To: Holiday Park <HolidayPark@holidayparkfl.com>
Subject: Loaning items from kitchen.

Attention Dan

It has come to my attention that the topic of whether or not residents should be able to borrow things from the kitchen, will be on the agenda for Monday's meeting!
In my opinion this should not be permitted! HPPOA has a budget for stocking the kitchen with supplies and tools to assist hosts of HPPOA sponsored events! We have learned in the past that unless we keep the majority of those tools and supplies locked up, things go missing! This is attributed to residents borrowing, and not returning! The kitchen is well stocked for events, not for residents personal use!! I would encourage the Trustees to vote no and not allow this.
Thank you for your consideration!

Debbie Phippen
President HPPOA

August 6, 2026

Holiday Park District Manager
Board of Trustees

It was brought to my attention that there will be some discussion on residents being allowed to borrow equipment from the kitchen. I personally do not agree with this policy. I have been in the Park since 2010 and we were never allowed to remove equipment from the kitchen. It is a bad practice.

Not all people take care of things like they should be. Some of the equipment is not cheap to replace due to lack of proper care. People have the misconception that they (the residents) paid for and own everything in that kitchen. That is not entirely true.

There were many anonymous donors that allow us to purchase some of the equipment in the kitchen, without those donors we would not have the commercial equipment kitchen that we have.

I'm sad to say that some people have removed equipment from that kitchen without permission and never returned it. There have been many things that we bought to supply the kitchen and we go to use it for a dinner and it's gone. The people who volunteer to work the kitchen for events don't want to empty their kitchens of their equipment to be used for our functions. We have most everything that we would need to put on any function. I brought all my serving utensils there on a Friday night to be prepared for the next day and all my serving utensils from my kitchen were stolen. That is the sad truth. Not everyone is respectful of other people's property.

The people that have donated money for me to purchase equipment for the kitchen or the donors that just bought the piece of equipment and did so with the understanding that it would stay in the kitchen. Yes it is for the benefit of all our residents at a function but not to be used for personal use.

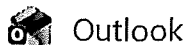
EXAMPLE:

The beginning of last season we had at least 2 meat thermometers in their holder on the top of the microwave. When we went to do the dinner in February they were gone. We had to buy 2 new ones. It's not fair that we are raising money for the kitchen and have to spend money again on something that was already purchased. Yes they are not expensive but that's not the point. The large commercial stock pots that are stored under the stainless steel tables, to be replaced would be well over \$100 each. That was an example that was used saying they borrow those to cook lobsters. I'm sure there are residents that have large pots. Use 2 pots if necessary.

We have a beautiful fully functional commercial kitchen. I believe that if people are allowed to "borrow" whatever they please we will not have it for long. Who is going to keep track of it?

I would ask the Trustees to vote no and also make some kind of consequences for anyone just helping themselves to the kitchen equipment.

Respectfully,
Karen Carreiro



Outlook

RECEIVED

AUG 03 2026

MZ

ACC Meeting on 2/3/2026

From Nancy Seeley <nseeley70@gmail.com>

Date Sun 8/2/2026 10:22 PM

To Acc <Acc@holidayparkfl.com>

To Whom It May Concern,

It is my intention as Vice Chairman
and dedicated member of the ACC to
express my recollection of the ACC meeting held on 2/3/2026 in regard to 1180 Floral Court.

An application from Joan Occhionero requesting pavers and red stone to be used in a parking
area.

Discussion with Dick Occhionero followed.:

1) Red stone can only be used in planted areas or in some cases directly in front of homes (but
cannot be parked on)

2) In ACC rules under improvement:

Additional driveway must be in pavers only

We were fortunate to have Dave Peck, our advisor, present to
state ACC rules and regulations

3) with no further discussion;

motion for installation of
pavers for parking at 1180 Floral Ct.

was made by Lori Bodoh

Tim Whelihan seconded
the motion.

All members were in
favor

Thank you for your attention in this matter.

Sincerely ,
Nancy Seeley

ACC Vice Chairman

RECEIVED

JUL 06 2026

JS

The Occhionero's applied to the ACC board on 1/29/26 to put in a second parking space of red rock and pavers, which is stated in the application. Yes, they knew it was supposed to be all pavers. There is a cable/wire that runs across the easement to an electrical pole that pops up every so often. If the city had to come out and dig it up, they felt it would be easier to dig up the red rock.

They attended the meeting on 2/3/2026, and Dick Occhionero got up and spoke about the above-mentioned wire and asked for permission to do it red rock with pavers. Now here is the delima, The meeting was not recorded, so the minutes were not taken fully. We find this to be a he-said-she-said problem.

On 2/3/26, Lori Bodoh made a motion to approve Tim Whelihan. Seconded the motion. All in favor. They received a permit from ACC. After completion of the project, they were sent a violation letter for not being in compliance with the ACC rules.

They came to the violation meeting on 6/30/26 to explain this to us. The decision we made was to bring this in front of the Trustee Board for review. We do understand this might be a precedence in the future, but we feel there are times when there are exceptions.

The violation committee has concerns of the red rock rolling into the street and being crushed into the pavement. We talked about a solution to this. Add three more rows of pavers from the street side up so the red rock won't overflow onto the street. Also, add 2-3 rows around the rest.

The Violation Committee:

Mary Quirk
Kathy Stone

Port Malabar Holiday Park
Recreational District
Architecture Control Committee

07/07/2026

TO: Board of Trustees

FROM: Mike Couture (ACC Chairman)

SUBJECT: 1180 Floral Ct

On 2/3/2026, we approved an application for pavers at 1180 Floral Ct. The motion was for pavers, then 2nd for pavers, and voted for pavers. Pavers were approved.

Their application did say red stone and pavers, unfortunately red stone can only be used in planter areas or in some cases directly in front of home (but cannot be parked on), only pavers can be used for additional parking.

I know there are some cases where there may be some utilities under these areas. That's why pavers are used, so they can be moved for emergencies.

Thank you for your attention to this matter.

ACC Chairman, Mike Couture

3. Improvements include:

- a. Addition to existing mobile (Florida room, screened-in room, sheds) *
- b. Adding electrical to existing Florida room, screened-in room, sheds *
- c. Closing in screened room with windows*
- d. All concrete work, driveway, walkways, patios*
- e. Non-emergency roof replacement, if replaced with same style roof (no city permit required), on mobile only. All roof replacements require ACC approval.
- f. Planting and removal of any tree or shrub (no city permit required) ACC application is required with no fee
- g. Fencing of any type including fencing around garbage and recycle cans
- h. Removal and replacement of existing unit must be approved by ACC *
- i. No driveway/carports shall be allowed in front of the unit. Additional driveway will be decided case-by case. **Additional driveway must be in pavers only.** No driveway paver paths permitted. No poured cement on either side of the mobile/driveway. Landscaping may be considered upon application to the ACC.

***City of Palm Bay permit requires prior ACC approval.**

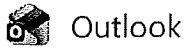
Room Additions and Add-On-Structures outside the original footprint of the unit:

- a. Must be attached to original structure to comply with current City of Palm Bay Building Codes
- b. To be constructed to conform in appearance with original structure and of the same color as the existing unit
- c. Must have a full concrete pad and footers
- d. Must be in compliance with ACC Rules and Regulations
- e. Be built to a set of plans approved by Palm Bay City Building Department
- f. Must obtain all ACC applications and City permits as required

In order to be considered for approval of an application, all applicants must be in compliance with all Deed Restrictions Rules and Regulations of the Park and must have no outstanding violations against said property, unless application is to correct violation. The contractor and owner/representative must be at the meeting when their application is reviewed. The contractor may represent the owner, but the owner cannot represent the contractor.

***NO WORK CAN BEGIN UNTIL THE COMPLETED APPLICATION GOES THROUGH THE FOLLOWING STEPS:**

- a. ACC review and approval.
- b. If approved, the project must be reviewed by City of Palm Bay and permit issued. If no permit is required, ask city employee to date and sign your application.
- c. Present City permit to District Office to be copied for your file.



Fwd: 1180 Floral Court NE

From Nancy Seeley <nseeley70@gmail.com>

Date Tue 3/24/2026 1:31 PM

To Acc <Acc@holidayparkfl.com>

----- Forwarded message -----

From: **Nancy Seeley** <nseeley70@gmail.com>

Date: Mon, Mar 23, 2026, 4:26 PM

Subject: Re: 1180 Floral
acc@holidayparkfl.com

My recollection of the application for 1180 Floral Court was that red pavers were to be placed to right of existing driveway for additional parking.

Discussion followed in regard to homeowner complying with park regulations seeing that he wishes to do project himself.

1. Additional driveway/parking area must be pavers only. No crushed stone will be permitted.
2. Paver base material: crushed concrete or other acceptable material
3. Paver base depth: 6-8"
(compacted)
4. Paver thickness : 2.36" or greater

On Mon, Mar 23, 2026, 1:22 PM timothy whelihan <twhelihan2020@gmail.com> wrote:

Good afternoon, just saw the email.

I don't have much to add, we discussed the parking spot pavers as it was written in the application. There was no clear description other than pavers and red stone. I don't believe the application included a drawing showing the pavers and red stone locations once installed. We did discuss that the proper method of installing the pavers had to be followed, which is labor and time intense. We approved the application believing that the property owner was fully aware of the proper installation procedure.

Tim Whelihan

On Mon, Mar 23, 2026 at 9:32 AM Nancy Seeley <nseeley70@gmail.com> wrote:

Sorry for the late response.

Working on my report.

On Sat, Mar 21, 2026, 10:07 AM Lori Bodoh <lorigarropy@yahoo.com> wrote:

I remember meeting. Took me a minute to recall but I remember Mike reading and saying Pavers, I also do not recall the red stone brought up.

The way my interpretation was from application, PAVERS for parking on.
With all that said, we need to start writing violations for others in park like corner of
Scobey/HP. We can not violate one when others doing same.
Sent from my iPhone

On Mar 19, 2026, at 11:58 AM, Acc <Acc@holidayparkfl.com> wrote:

Good morning,

Dave Peck asked, because the February 3, 2026, meeting was not recorded, that I reach out to the ACC Board and ask each of you that were in attendance to please write a statement of any recollection you may have regarding the application/discussion for Joan Occhionero about pavers/stones. I have attached a copy of the original application as well as the meeting minutes.

If you could please submit your statements to me asap.

Thank you,
Melissa

Melissa Gallagher-Smith
Port Malabar Holiday Park Mobile Home Park Recreation District
215 Holiday Park Blvd NE
Palm Bay, Florida 32907
Phone: 321- 724-2240
Fax: 321-724-8166
Email: acc@holidayparkfl.com
Website: holidayparkfl.com

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

<01.29.26 1180 Floral Ct Parking Pavers.pdf>
<02.03.26 ACC Meeting Minutes.pdf>