



**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

WORKSHOP MEETING AGENDA
August 24th, 2026, 7:00 pm

Becky Earnest
Chairman

RECEIVED

AUG 17 2026

Toni Beatty
Asst. Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Angela Glover
Trustee

Paul Defosse
2nd Vice Chairman

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
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 8/10/26 Corrected 7/13/26 Minutes
 - a. Motion to Approve
 - b. Discussion
 - c. Call to Vote
7. ACC Report
8. District Report
9. HPPOA Report
10. Treasure's Report
11. OLD BUSINESS
 - A. Employee Evaluations
 - a. Discussion
 - B. Resolution "Deed Restrictions"
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - C. Rec Hall Upgrades
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - D. Lawn Proposal



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

- E. Policies
 - a. Motion
 - b. Discussion
 - c. Call to vote

12. New Business

- A. Resignation letters
 - a. Discussion

13. Suggestion Box

14. 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.

15. Trustee Comments/Announcements

16. Adjournment



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RECEIVED

AUG 17 2026

gls

BOARD OF TRUSTEES

CORRECTED

REGULAR MEETING MINUTES

July 13th, 2026, 7:00 pm

Becky Earnest
Chairman

Toni Beatty
Assistant Treasurer

Ron Wilde
Trustee

Debbie Nixon
Secretary

Patti Peck
Treasurer

Annette Ragas
Vice Chairman

Vacant
Assistant Secretary

Angela Glover
Trustee

Vacant
Trustee

Daniel Tarnowski
District Manager

Karl Bohne Jr.
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1. Meeting Call to Order- Vice Chair Annette Ragas @ 7:02 pm
2. Invocation
3. Pledge of Allegiance
4. Roll Call- Annette Ragas, Debbie Nixon, and Angie Glover Present. All other BOT members Absent.
5. Chairman Announcement- Vice Chair Annette Ragas announced that due to not having five BOT members in attendance, there is no quorum.
6. Discussion was held about foxes, borrowing park property, green space reclamation, etc.
7. Adjournment- 7:49 pm

Debbie Nixon _____
Debbie Nixon, Secretary, Board of Trustees

07/27/2026 _____
Date

Revised 08.12.26 – 6. added/jg



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

RESOLUTION 2026-05

**A RESOLUTION OF PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION
DISTRICT ACCEPTANCE OF THE NEW DEED RESTRICTIONS**

WHEREAS, the Board of Trustees of the Port Malabar Holiday Park Mobile Home Park Recreation District oversaw the distribution, collection, and counting of the residents' votes to proposed updated Deed Restrictions.

WHEREAS, the residents of Port Malabar Holiday Park Mobile Home Park Recreation District voted on proposed updates to the Deed Restrictions.

NOW THEREFORE BE IT HEREBY RESOVED, by the Board of Trustees of the Port Malabar Holiday Park Mobile Home Park Recreation District:

A) On July 22, 2026, residents' votes were counted; 360 ballots were returned, with 11,158 YES votes, and 1,506 NO votes. All 36 proposed updates to the Park's Deed Restrictions passed and were adopted by the Port Malabar Holiday Park Mobile Home Park Recreation District's Board of Trustees.

IN WITNESS THEREOF, the undersigned Trustees have set hand and seal to certify that advertised public hearings were held as scheduled, the changes to the Deed Restrictions were approved, and that this Resolution 2026-05 was adopted by the District's Board of Trustees during the August 24, 2026 meeting of the Board.

Rebecca Earnest, Chairman
Board of Trustee

Date

Debbie Nixon, Secretary
Board of Trustee

Date

Attest:

Daniel Tarnowski
District Manager

Eastside Mowers

1306 Malabar Road SE
Palm Bay Florida 32907
Phone: 321-723-9603
Fax: 321-723-9737

Quote #: 0001477

Created: 08/13/2026
Printed: 08/14/2026
PO No:

Bill To:

Port Malabar Holiday Park Mobil Home Park Rec Dist
215 Holiday Park BLVD NE
Palm Bay, FL 32907-2196
(321) 724-2240

Item		Retail	Discount	Extended	Qty	Line Total	Tax
72518	23 HP 48"toro w/ Kohler	\$10,786.00	0.00%	\$10,786.00	1.0	\$10,786.00	EXMPT
72513	25 HP Kohler EFI 60"	\$10,852.00	0.00%	\$10,852.00	1.0	\$10,852.00	EXMPT
72928	26.5 HP Kohler EFI w/ 72" TURBO	\$15,000.00	0.00%	\$15,000.00	1.0	\$15,000.00	EXMPT
74015	4000 60" W 31HP Kaw	\$10,786.00	0.00%	\$10,786.00	1.0	\$10,786.00	EXMPT
FS 91R	Trimmer	\$389.99	0.00%	\$389.99	2.0	\$779.98	EXMPT
FC 91	Edger	\$429.99	0.00%	\$429.99	2.0	\$859.98	EXMPT
BR 600	Stihl Back Pack Blower	\$549.99	0.00%	\$549.99	2.0	\$1,099.98	EXMPT
139-6655	Grandstand 60" new style	\$379.99	0.00%	\$379.99	2.0	\$759.98	EXMPT
139-6650	Recycler Kit G3/Grandstand 48	\$379.99	0.00%	\$379.99	1.0	\$379.99	EXMPT
Service				Extended	Qty	Line Total	Tax

Additional Notes

+ Sale Total: \$51,303.91
+ Service Total: \$.00
= Sub Total \$51,303.91
+ Tax: \$.00
= Grand Total: \$51,303.91

No return on electrical parts and special orders, No Return on Equipment

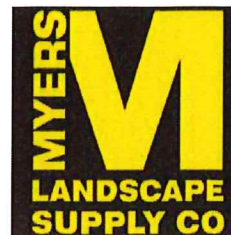
Repairs must be picked up within 3 days of notification. After 60 days, repairs are considered abandoned and will be disposed

1,200 HOURS FIVE YEAR WARRANTY
FIRST 2 YEARS UNLIMITED HOURS
3 YEARS UNLIMITED HOURS FOR MOTOR REPAIR

ESTIMATE

Myers Landscape Supply Co
2685 Kirby Cir
Palm Bay, FL 32905

sales@myerslandscapesupply.com
+1 (321) 345-5580
www.myerslandscapesupply.com



Bill to
HOLIDAY PARK
HOLIDAY PARK

Estimate details

Estimate no.: 2537
Estimate date: 08/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	ZS4000 BOBCAT STAND ON 61"	msrp \$12.192	1	\$9,753.00	\$9,753.00
2.	BOBCAT / ZS4000 / 9994002 / 48" STAND ON MOWER	BOBCAT / ZS4000 / 9994002 / 48" STAND ON MOWER msrp 10.769	1	\$8,615.00	\$8,615.00
3.	Sales	ZT7000 Series Zero Turn Mower 72' model 8128564 msrp\$18.390	1	\$14,712.00	\$14,712.00
4.	Mower Detail, general degrease, degunk, defunk of your machine	Model 8120455 /61" msrp \$16903	1	\$12,874.00	\$12,874.00
5.	REDMAX BCZ265TS		2	\$409.99	\$819.98
6.	RedMax HEZ260F	S/N:	2	\$419.99	\$839.98
7.	966358401 / REDMAX / EBZ5150RH / BACKPACK BLOWER/ REDMAX / EBZ5150RH / BACKPACK BLOWER	966358401 / REDMAX / EBZ5150RH / BACKPACK BLOWER	2	\$429.99	\$859.98
Subtotal					\$48,473.94
Sales tax					\$2,200.92
Total					\$50,674.86

Accepted date

Accepted by



The Toro Warranty

A Limited Warranty (see warranty periods below)

Landscape Contractor
Equipment (LCE)

Riding Product

Domestic

Summary Description

The Toro Company promises, at its option, to repair or replace the Toro Product below if defective in materials or workmanship for the period listed below.

Toro makes no other express warranty. The engine or battery manufacturer may provide its own warranty and/or special emission system warranty. If applicable, the documentation will be provided with your product.

Products and Warranty Periods

The following time periods apply from the original date of purchase:

Products	Warranty Period	
	Residential*	Commercial
GrandStand® Mowers		
36" deck or smaller	4 years or 750 hours ^{2,3}	
48" deck or larger	5 years or 1,200 hours ^{2,3}	
• Briggs Engine	3 years	
• Kawasaki Engine	3 years	
• Kohler Engine	3 years	
Revolution®	5 years or 1,200 hours ^{2,3}	
• Battery	4 years or 1.5 megawatt hours ²	
Z Master® Series		
2000	4 years or 1,000 hours ²	
• Briggs Engine	3 years	
• Toro Engine	4 years ¹	
• Kawasaki Engine	3 years	
4000 HD, HDX, Pro, Pro XL	5 years or 1,250 hours ^{2,3}	
4000 HDX Pro, HDX Pro XL	5 years or 1,500 hours ^{2,3}	
• Kawasaki Engine	3 years	
• Kohler Engine	3 years	
4000 Revolution	5 years or 1,250 hours ^{2,3}	
• Battery	4 years or 1.5 megawatt hours ²	
5000	5 years or 1,200 hours ^{2,3}	
• Kawasaki Engine	3 years	
• Kohler Engine	3 years	
6000	5 years or 1,400 hours ^{2,3}	
• Briggs Engine	3 years	
• Kawasaki Engine	3 years ⁴	
• Kohler Engine	3 years	
7500	5 years or 2,000 hours ^{2,3}	
• Kohler Engine	3 years	
• Yanmar Engine	3 years	
• 96" Deck Transportation:	Up to 300 miles	
8000	2 years	
• Kohler Engine	3 years	
All Products		
• Lead acid battery	1 year parts and labor ⁴	
• Belts, tires, and wheels	90 days	
• Attachments	1 year ⁵	

*Residential purposes means purchased by an individual and used on the same lot as your home. Use at an institution, as a rental, or at more than one location is considered commercial use and the commercial warranty applies.

²Whichever occurs first.

³No hour limit on the first 2 years.

⁴2 years for Australia.

⁵2 years for 2000 series.

Owner Responsibilities

It is your responsibility to maintain your Toro Product by following the maintenance procedures described in the *Operator's Manual*. Such routine maintenance, whether performed by a dealer or by you, is at your expense. Parts scheduled for replacement as required maintenance ("Maintenance Parts"), are warranted for the period of time up to the scheduled replacement time for that part.

Instructions for Obtaining Warranty Service

If you think that your Toro Product contains a defect in materials or workmanship, follow this procedure:

1. Contact your Toro Authorized Service Center to arrange service of the product. Go to <http://www.toro.com> and select WHERE TO BUY to locate a Toro service center in your area.
2. Bring the product and your proof of purchase (sales receipt) to the service center location. The service center will diagnose the problem and determine if it is covered under warranty.
3. For additional questions regarding warranty terms and conditions:

Contact: <http://www.toro.com/support>

Download: Download the MyToro app from the app store on your device.

Write: The Toro Company®, 8111 Lyndale Ave So., Bloomington, MN 55420

Items and Conditions Not Covered

Not all product failures or malfunctions that occur during the warranty period are defects in materials or workmanship. This express warranty does not cover the following:

- Cost of regular maintenance or parts, such as fuel, lubricants, oil changes, adjustments, filters, spark plugs, air filters, blade sharpening, or worn blades.
- Components failing due to normal wear such as gaskets, o-rings, rubber bumpers, etc.
- Any product or part that has been altered, misused, neglected, requires replacement or repair due to accidents or lack of proper maintenance
- Pickup and delivery charges unless otherwise specified
- Repairs or attempted repairs by anyone other than an Authorized Toro Service Center
- Failure to follow the fueling instructions and requirements (consult the *Operator's Manual* for details), such as:
 - Use of old fuel (more than 1 month old) or fuel which contains more than 10% ethanol or more than 15% MTBE
 - Failure to drain the fuel system prior to any period of non-use over 1 month
 - Improper fuel
- Repairs or adjustments due to the following:
 - Contaminants in the fuel system
 - Failure to perform the required maintenance and/or adjustments
 - Rotary mower blade striking an object
 - Improper starting procedures
- Product failures resulting from the use of modified or unapproved accessories or non-Toro parts.
- Failures caused by outside influence, including, but not limited to, weather; storage practices; contamination; or the use of unapproved coolants, lubricants, additives, or chemicals

General Conditions

All repairs covered by these warranties must be performed by an Authorized Toro Service Dealer using Toro approved replacement parts. Repair by an Authorized Toro Service Dealer is your sole remedy under this warranty.

The Toro Company is not liable for indirect, incidental, or consequential damages in connection with the use of the Toro Products covered by these warranties, including any cost or expense of providing substitute equipment or service during reasonable periods of malfunction or non-use pending completion of repairs under these warranties.

All implied warranties, including merchantability and fitness for a particular purpose, are limited to the duration of the express warranty.

Some states do not allow exclusions of incidental or consequential damages, or limitations on how long an implied warranty lasts, so the above exclusions may not apply to you.

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Countries Other than the United States, Mexico, or Canada

Customers who have purchased Toro products outside the United States, Mexico, or Canada should contact their Toro Authorized Service Center to obtain warranty policies for your country, province, or state. For additional questions regarding warranty terms and conditions, you may contact The Toro Company.

Australian Consumer Law

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.