



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



APPROVED

REGULAR MEETING MINUTES 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 people 55 and older"



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1. Meeting Call to Order- 7:00 pm
2. Invocation
3. Pledge of Allegiance

Roll Call - All Trustees in attendance: Becky Earnest, Patti Peck, Toni Beatty, Annette Ragas, Debbie Nixon, Angie Glover, Ron Wilde, Paul Defosse.

4. 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 submit your letter of intent.
Chairman publicly asked the BOT to complete the DM Employee Evaluation and return to the Office by Friday 08/21/26 before the next BOT Workshop Meeting scheduled for 08/24/26.
5. Approval of BOT Meeting Minutes
 - a. Motion to Approve -7/27 /26 minutes & 07/13/26 corrections by Toni Beatty, second by Debbie Nixon. Call to Vote - 8 Yes 0 No.
6. ACC Report
 - a. Discussion - Mike Couture gave updates on all resident repair requests along with new skirting and hot tub policies currently being established for resident policy & procedures moving forward. Mike also requested the BOT consider rescinding the previous minutes vote on the ACC landscaping approval at 1180 Floral Ct. The ACC Board packet with the original application details was given to each BOT member to review. A motion to rescind the previous approval was made by Ron Wilde, and second by Paul Defosse. The Vote was 3 Yes 5 No. The original vote stands.
7. District Report - Dan detailed the items on the DM report including the Holiday Inn information in case of a hurricane evacuation, and pets are welcomed. Dan outlined the billiard room upgrade with the supplies totaling \$1135 completed by Chapman Carpet & Supply Company. Dan mentioned the pool deck issues & will keep us apprised of the situation. The question of changing the Board Meeting time from 7pm to morning or afternoon was suggested yet ended with the 7pm consensus decision due to those on the BOT who are still employed.
8. HPPOA Report - Summer Events announced along with the 9/11/26 Rec Hall closing from 7:30 am to 4:30 pm.



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9. OLD BUSINESS

A. Trustee positions - Chairman announced we have at present 3 Trustee positions. We only have 2. The two seat open positions to include Assistant Secretary and 2nd Vice Chair. Paul Defosse volunteered for the duties of 2nd Vice Chair.

a. Patti Peck made a motion to approve, second by Toni Beatty. Motion passed 8 Yes 0 No.

B. Lawncare "In House"

a. Debbie Nixon made a motion to accept the in-house lawn crew proposal as provided to the BOT but excluding office personnel & equipment, second by Patti Peck.

The BOT went over all the equipment estimates and warranty details as outlined in the packet along with the hourly salary increases. First was for Jason who has extensive equipment repair experience, raising his hourly wage from \$27 per hour to \$32 per hour. Second was Manny as grounds supervisor (with 30 years extensive managerial business experience) for the new crew with wages increased from \$18 per hour to \$70,000 (salaried). Call to Vote - 8 Yes 0 No.

C. Rec Hall Upgrades

Dan handed out for the BOT samples of fans and lighting options for the 10 current lights in place in the Rec Hall.

Still under discussion, with the electrical upgrades unknown for more wall outlets need estimate asap. Fans & lighting options were discussed and are still under discussion for a vote.

D. Use of Holiday Park Property

a. Motion - Paul Defosse made a motion to not allow any community property to be borrowed. Ron Wilde seconded. Call to vote 8 Yes 0 No.

b. This will be added to the Parks policy rules and regulations.

10. New Business

a. Policies and Rules and Regulations - The BOT went over the updated suggestions for policies & rules and regulations. Several typos, errors and word corrections were highlighted. Becky took notes for the corrections to be completed. These will be updated & brought back to the BOT for vote.

B. Inheriting Homes

a. Discussion was pushed out to October 2026.



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11. Suggestion Box - Resident was complimentary on Annette asking Dan to provide lighting/fan choices for discussion. Resident also asked if 4 tables can be added to the Lending Shed to be signed in and out as already practiced for other items. It was clarified only medical items can be put in the Lending Shed.

12. Public Comments: Two separate resident disruptive behaviors on Scobey Ct. were brought to the attention of the BOT and DM for discussion. The BOT was informed that the 1191 Scobey Ct. resident was arrested for allegedly harassing the neighbor's both verbally and with physical gestures and personal property vandalism. The 2nd resident has been documented for several months as having outbursts of screaming and yelling all hours of the night with video proof and documented details. Dan will contact the owners again, as well as the BOT asked Dan to get guidance from our Park Attorney as to the rights of the residents and the scope of what actions can be taken by the BOT as a Special District Community.

13. Trustee Comments/Announcements – Thanks for coming.

14. Adjournment- Motion by Patti Peck. Meeting was adjourned at 10:17pm.

Debbie Nixon_____

Debbie Nixon, Secretary

_____ Date