



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 MINUTES August 24th, 2026, 7:00 pm



APPROVED

Becky Earnest
Chairman

Toni Beatty
Assistant 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 cell phones 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
2. Invocation
3. Pledge of Allegiance
4. Roll Call-Present: Toni Beatty, Assistant Treasurer; Debbie Nixon, Secretary; Annette Ragas, Vice Chairman; Becky Earnest, Chairman; Paul Defosse, 2nd Vice Chairman; Angela Glover, Trustee; Absent: Patti Peck, Treasurer and Ron Wilde, Trustee.
5. Chairman Announcements:
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.
6. Approval of Meeting Minutes 8/10/26 Corrected 7/13/26 Minutes
 - a. Motion to Approve-7/13 Deb Nixon motion, Paul Defosse second.
Motion passed 6 yes, 0 no.
8/10 Section B. (Salaried) not part of prior discussion. Add to the next BOT meeting agenda for further discussion/clarity.
7. ACC Report- Becky apologized for signing an ACC application at the last ACC meeting. As soon as she realized it was wrong, the application was put on hold for next ACC meeting.
8. District Report-GPS gave a closing statement sharing the lessons learned over this past year, asking for reconsideration to add another year to the contract. Dan shared there is an Alpine Tree Service signup sheet in the office for trees and stumps removal & tree trimming. Next, Dan gave Pool Doctor of Brevard a call to report the heated pool needing repair which is still under warranty.
Dan also shared that 23 tax certificates are owned by an LLC, and each time they pay, the Park makes assessment income on each tax certificate. Lastly, Dan went over being in phase 3 with Pipeflow Solutions which should be completed over the next 12 months with the Clubhouse drainage system. Motion to accept DM Report made by Annette Ragas, Second Deb Nixon.
Call to Vote-Yes 6, No 0.
9. HPPOA Report-Ladies Lunch at Broken Barrel Sept 9, sign-up sheet in alcove.
10. Treasurer's Report-Read aloud by Assistant Treasurer Toni Beatty. Motion to approve Deb Nixon, Second Annette Ragas. Call to Vote-Yes 6, No 0.



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11. OLD BUSINESS

A. Employee Evaluations-Tabled for the 09/14/26 Regular Meeting

B. Resolution 2026-05 "Deed Restrictions"

- a. Motion-Paul Defosse to accept resolution, Toni Beatty Second.
- b. Discussion-Errors to be corrected. Motions were rescinded and will be added to the next BOT Meeting with all areas discussed for corrections and approval.

C. Rec Hall Upgrades

- a. Discussion-The electrical upgrades having a cost of over \$3,400.00 without lighting and fans. More discussion for the next BOT regular meeting to evaluate the update at this time as a priority.

D. Lawn Proposal-Carol Sommers, a prior Chairman brought to the attention of the BOT that with the increased equipment cost and hourly wages with insurance for four additional employees, this takes the current lawn budget proposal offered by the District Manager over the \$100,000 threshold causing our Special District Park to follow our own Purchasing Policies & Procedures Guidelines which states the Board will need three sealed RFPs (request for proposals) before any further actions or in house lawn proposal discussions can be considered and voted upon by the BOT. We need at least 3 proposals.

E. Policies-adding the Pet Policy, as well as a few other wording corrections on pages 14 and 19 to be completed before a vote.

12. New Business

A. Resignation letters- Deb Nixon read the ACC Board resignation letters from Mike Couture, David Peck and Nancy Seeley.

- a. Discussion-This left the ACC Board currently without a quorum until the Alternates Lori Bodah and Brad Wasser return to the Park. No Voting on ACC issues unless they have a quorum.

b. Background Checks-Not being done by our Special District Park.

Discussion-The Owners who have rental units will be responsible to have the new tenant provide a background check before any rental lease approvals. Residents also added to the discussion that the BOT consider adding that rental residents with nuisance violations on file can be denied any new lease at the time of expiration.

13. Suggestion Box-none



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14. Public Comments:

Gary Vincent gave a statement of past and future in house lawn crews observations for consideration. Paul Goblick asked if the gate attendants can direct EMS/Police to go forward on Holiday Park Blvd when entering vs make a right only having to be redirected. Ken Brody informed of the current lawn crews' carelessness and safety issues.

15. Trustee Comments/Announcements- Becky asked BOT if they see corrections that need to be made to please call the office before the meeting so corrections can be handled and not wait another 2 weeks for approval.

16. Adjournment- Toni made motion to adjourn at 9:00 pm.

Debbie Nixon

Debbie Nixon, Secretary

Date