



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

RECEIVED

WORKSHOP MEETING AGENDA
September 14th, 2026, 6:00 pm

SEP 04 2026

gls

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
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 8/24/26 and no correction for 8/10/26
 - a. Motion to Approve
 - b. Discussion
 - c. Call to Vote
7. ACC Report
 - a. New Member
8. District Report
9. HPPOA Report
10. OLD BUSINESS
 - A. Employee Evaluations
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - B. Resolution "Deed Restrictions"
 - a. Motion
 - b. Discussion
 - c. Call to Vote
 - C. Rec Hall Upgrades
 - a. Motion
 - b. Discussion
 - c. Call to Vote



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D. Lawn Proposal "RFP's"

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

E. Policies

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

F. Background checks

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

G. Property Inheritance

- a. Discussion

11. New Business

A. FASD Membership and October Conference

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

B. Pipeflow

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

C. Emotional Support

- 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



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MOBILE HOME PARK RECREATION DISTRICT**

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*** DRAFT
FOR
REVIEW**

BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES

August 24th, 2026, 7:00 pm

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

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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 quorem.

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 Goblet 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.

Debra Nixon, Secretary

Date



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
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BOARD OF TRUSTEES

REGULAR MEETING MINUTES – UNAPPROVED

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.
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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.

8. 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.

9. HPPOA Report - Summer Events announced along with the 9/11/26 Rec Hall closing from 7:30 am to 4:30 pm.

10. OLD BUSINESS

A. Trustee positions - Chairman announced we have at present 3 Trustee positions. We can only have 2. The two seat open positions to include



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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 hall 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.

11. 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.

12. Suggestion Box - Resident was complimentary on Annette asking Dan to provide lighting/fan choices for discussion. Resident also asked if 4 tables can

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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.

13. 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.

14. Trustee Comments/Announcements – Thanks for coming.

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

Debbie Nixon, Secretary

Date

8/10 Board meeting

From District Manager <DistrictManager@holidayparkfl.com>

Date Thu 8/27/2026 8:18 AM

To Holiday Park <HolidayPark@holidayparkfl.com>

This is the transcript from the board meeting on 8/10/26:

1:45:09

1 hour, 45 minutes, 9 seconds

the board. Deb, do you want to remake your motion so that it's we can get it clear?

1:45:15

1 hour, 45 minutes, 15 seconds

I would like to make a motion to accept the lawn crew proposal excluding office and equipment as written.

1:45:24

1 hour, 45 minutes, 24 seconds

Yeah. including what? The office salaries and equipment. Yep. Okay.

1:45:34

1 hour, 45 minutes, 34 seconds

Crew proposal only. Crew proposal only. I make a motion. I'll second.

1:45:41

1 hour, 45 minutes, 41 seconds

Wait a minute. Okay. Any other discussion?

1:45:51

1 hour, 45 minutes, 51 seconds

All those in favor raise your right hand and say I. Hi. Yay.

I know there was confusion in regards to what the motion that was made on 8/10/26 hope this clarifies it.

Daniel Tarnowski CDM

Certified District Manager

Port Malabar Holiday Park Mobile Home Park Recreation District

215 Holiday Park Boulevard Northeast

Palm Bay, Florida 32907

Office: 321-724-2240

Fax: 321-724-8166



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. See attached YES and NO votes for each of the 36 proposed updates.

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

PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT VOTING BALLOT - JUNE 2026

	YES	NO
1. Under Article I Section 1 ADD: "herein referred to as ACC"	323	24
2. Under Article I Section 3 ADD: "The mobile home/manufactured home must be centered on the lot to the greatest extent possible."	301	54
3. Under Article I Section 3 ADD: "No private swimming pools (in ground or above ground) are allowed. Hot Tubs must be approved by ACC."	326	27
4. Under Article 1 Section 3 ADD: "No open fire flames are allowed. A propane fire pit is a controlled flame which is permitted."	305	41
5. Under Article I Section 4 ADD to title: "New Unit or" also ADD: "Provisions for new units and/or removal are provided for in the Rules and Regulations of the ACC." DELETE the rest of the section.	318	34
6. Under Article I Section 5 ADD: "Easements" i.e. "Setbacks/Easements".	319	25
7. Under Article I Section 7 ADD: "Landscaping Borders: Provisions for Landscaping Borders are provided for in the Rules and Regulations of ACC."	317	35
8. Under Article I Section 8 – ADD: "Retractable gates are allowed on driveways only, with ACC approval." Then DELETE: "without" through "lots."	312	38
9. Under Article II Section 1 (A) CHANGE: "one (1) to "a single-family" ADD: "Single Family shall mean a group of no more than four (4) persons living together, in compliance with the District's housing for older persons requirements, as a unit whether related or not related. Provisions are made under the "family" description to allow for reasonable accommodations for handicapped or disabled persons to comply with fair housing requirements. (See application requirements in Section 2)."	322	33
10. Under Article II Section 1 (B) ADD: "As defined in the Rules and Regulations."	319	33
11. Under Article II Section 2 first paragraph ADD: "For purposes herein and in addition to the definitions below regarding renting which shall also apply here, the term "owned" includes any interest in any entity which is a prospective owner, any Trust where a person is the Grantor, owner, settler or has a Beneficial Ownership or is the Beneficiary of such, or a joint owner such as joint tenancy (e.g, Sisters), tenancy by the entirety or tenancy in common."	287	66
12. Under Article II Section 2 second paragraph ADD: "The new owner must make APPLICATION FOR PURCHASE/REGISTRATION with the District Office prior to the purchase. All individuals residing in Holiday Park must have an application on file at the District Office The purchaser of a Holiday Park unit must DELETE: "(be the owner)" ADD: "own/reside in the unit (full time or part time) for a minimum of 3 years prior to requesting District approval for rental purposes."	275	78
13. Under Article II Section 2, fifth paragraph ADD: "or residing in a unit".	311	42
14. Under Article II Section 2 last paragraph ADD: "ownership" to "partnership" ADD "partnership" to ownership".	317	32
15. Under Article II Section 4 ADD: "of the resident" then ADD: "and or providing necessary medical care" DELETE: "And" ADD: "The caregiver can provide necessary medical care" at end of paragraph ADD: "on a day-to-day basis or as needed." DELETE balance of paragraph.	329	27
16. Under Article II Section 4 DELETE second paragraph.	316	33
17. Under Article II Section 4 last paragraph ADD: "A Bona Fide Caregiver / Live in Aide"	319	34
18. Under Article II Section 7 ADD: "No open fire flames are allowed. A propane fire pit is a controlled flame which is permitted." In last paragraph ADD: "may NOT".	321	32

	YES	NO
19. Under Article II Section 9 ADD: "there is a".	311	25
20. Under Article II Section 10 (B) ADD: "The maximum number of cars and truck access decals issued to a property/unit is up to three (3) based on the following: 1. Appropriate parking spaces must be available, i.e. on concrete or pavers. 2. A current application/registration must be on file and application/registration fee paid. 3. Current unexpired vehicle registration in the resident's name."	318	33
21. Under Article II Section 10 (C) DELETE the first 4 lines Then ADD: "(1) owner access decal, plus one (1) non-owner access decal ADD: "application/registration" ADD: "an access decal" DELETE: "of \$20.00" ADD: "If at any time the" DELETE: "\$20.00" ADD: "access".	310	44
22. Under Article II Section 10 (D) ADD: "registration" to "application" DELETE: "certificate" ADD: "application" to "registration".	317	33
23. Under Article II Section 10 (E) ADD: "motorized scooter, bicycles and E bikes (per Palm Bay ordinances)" DELETE: "that are registered" ADD: "Decals will only be given to Holiday Park residents who have met the required application/registration process." ADD: "in the Storage Compound area" DELETE: "As compound space provides".	322	35
24. Under Article II Section 10 (F) ADD: "or a fine may be imposed on the owner."	273	83
25. Under Article II Section 11 (A) CHANGE "½ ton" to "one (1) ton".	321	32
26. Under Article II Section 12 ADD: "Changing any vehicle fluids is permitted by a licensed auto technician only."	234	118
27. Under Article II Section 13 (A) ADD: "small dogs, cats, caged birds or a rabbit not to exceed twenty-five (25) pounds mature breed weight.. Chapter 413 of the Florida Statute defines a qualified service animal that is trained to work or perform tasks for the benefit of an individual with a disability. Chapter 760 defines emotional support animals and the legal documentation required."	306	46
28. Under Article II Section 13 (B) ADD: "Retractable gates are allowed on driveways only, with ACC approval."	308	47
29. Under Article II Section 13 (C) ADD: "No pets or emotional support animals shall be allowed in the Recreation Building or pool area." DELETE next sentence.	307	48
30. Under Article II Section 14 ADD: "The Holiday Park District Manager shall review all formal complaints and issue a final determination."	300	54
31. Under Article II Section 15 ADD: "or as close to the home as possible." DELETE: "planter boxes." ADD: "close to the home as possible." DELETE: "in planter boxes on the home." ADD: "All signs must be removed within 24 hours of completion of sale."	324	30
32. Under Article II Section 17 CHANGE "fine" to "violation" CHANGE: "lien" to "fine". ADD: "Policies" DELETE: "correct" ADD: "correspond with the District Office regarding the violation," Then ADD: "if after 30 days no action has been taken with District Office regarding" ADD: "no action has been taken on" DELETE: "has not been corrected" ADD: "Office" to District DELETE: "via certified mail, return receipt." DELETE: "even" before "if the Violation" ADD "Office" to "District" DELETE "and such costs may be included in the lien authorized herein" DELETE: "shall be under oath and" DELETE: beginning at "A certified copy" thru "acknowledging compliance." (7 lines).	302	51
33. Under Article III Section 3 (B) & (C) DELETE: "cable" ADD: "TV"	309	41
34. Under Article III Section 3 (D) second line DELETE: "and that" ADD: "set by the District, the District"	307	45
35. Under Article IV Section 2 ADD: "or" CHANGE "in" to "and".	320	32
36. Under Article IV Section 4 ADD: "Ballots will be available for pick-up at the District Office." DELETE: "all" before "owners" DELETE: "is to" ADD: "shall" DELETE: "and be postmarked by the date indicated on the ballot."	332	21



PROPOSAL FOR

CLEANING, DESCALING AND CIPP REHABILITATION

PORT MALABAR HOLIDAY PARK

215 Holiday Park Blvd NE, Palm Bay, Florida 32907

150 LF of 4-Inch Cast Iron Sanitary Main | Five Toilet Flange Laterals

Submitted August 26, 2026 | Proposal PFS-082626-PMHP-PB



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

Proposal PFS-082626-PMHP-PB | August 26, 2026

Proposal Transmittal

Prepared For	Port Malabar Holiday Park Attn: Becky Earnest, District Manager
Client Address	215 Holiday Park Blvd NE, Palm Bay, Florida 32907
Contact	districtmanager@holidayparkfl.com 321-724-2240
Project	Cleaning, Descaling and CIPP Rehabilitation — 150 LF of 4-Inch Cast Iron
Jobsite Address	Clubhouse restroom and laundry group, 215 Holiday Park Blvd NE, Palm Bay, Florida
Prepared By	PipeFlow Solutions Estimating Team info@pipeflowsolutions.com

Thank you for the opportunity to present this trenchless rehabilitation proposal for Port Malabar Holiday Park. PipeFlow Solutions will clean, mechanically descale and install a cured-in-place structural liner in 150 linear feet of 4-inch cast iron sanitary main serving the clubhouse restrooms and laundry, and will line or coat each of the five toilet flange laterals from the flange to its connection at the main. The result is a jointless, corrosion-resistant new pipe inside the existing pipe, with no demolition of the slab, floors or finishes.

Access is not available at this site, so PipeFlow Solutions will create it: we will saw-cut and excavate a trench through the concrete and paver area marked AP-1 on the Scope of Work Plan, install a cleanout, and backfill and restore in kind. Work is launched from AP-1 and recovered at the existing downstream cleanout, CO-1. Cleaning, descaling and lining are priced as one continuous scope because they depend on one another. PipeFlow Solutions self-performs all of this work with its own crews and equipment; final footage and conditions are verified onsite.

Laterals Only — Floor Drains Excluded

The lined work consists of the 4-inch cast iron main and the five toilet flange laterals that discharge into it. Vertical stacks are not included, and the restroom and laundry floor drains are **not part of this scope**: their P-trap configuration cannot be lined or coated as part of a continuous flange-to-main run. Any work on those drains would be separately scoped and quoted.

Ambient Cure — Normal Business Hours

The liner will be installed and cured at ambient temperature, without steam or hot-water equipment on site. Cure duration is governed by the resin system and in-situ pipe temperature, and the lined segment must remain out of service for the full cure period. Pricing is based on a single continuous mobilization worked during normal business hours, 7:00 AM to 5:00 PM, Monday through Friday; after-hours work or multiple mobilizations are billed at the premium and remobilization rates stated in this proposal.

Executive Pricing Summary

Item	Basis	Amount / Rate
Clean, mechanically descale and install CIPP structural liner in 150 linear feet of 4-inch cast iron sanitary main and in five toilet flange laterals — including the new AP-1 trenched access point, mobilization, pre- and post-installation CCTV, debris removal and disposal, reinstatements and documentation	150 LF, lump sum	\$30,500.00
Total Contract Amount	Lump sum, 100%	\$30,500.00
Required deposit	10% upon acceptance	\$3,050.00
Remaining balance	90% at substantial completion	\$27,450.00
Additional installed liner footage beyond 150 LF	Per verified installed LF	\$203.33/LF
Access point to the pipe in scope	One, created by PipeFlow	Included

Respectfully submitted,

Estimating Team

PipeFlow Solutions | info@pipeflowsolutions.com



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

Proposal PFS-082626-PMHP-PB | August 26, 2026

1. Project Understanding and Estimated Quantities

The quantities below are provided for estimating and contract planning. Final installed footage will be confirmed by field measurement and pre-installation CCTV from the new AP-1 access point and the existing CO-1 cleanout. Cast iron sanitary piping of this age and diameter typically carries a hard, layered scale on the invert and lower pipe wall. As that scale builds, effective inside diameter drops, solids hang up on the roughened surface, and the line becomes progressively more prone to stoppages — while the underlying pipe wall thins, joints open and roots find a path in. In a clubhouse restroom and laundry group, that shows up first as slow or backing-up fixtures.

Cleaning and descaling restores the pipe to full or near-full original inside diameter and, critically, prepares the wall so a liner can seat against it. The cured-in-place liner then rebuilds the pipe from the inside: a jointless, corrosion-resistant structural pipe within the host pipe that seals open joints and root paths and gives a smooth interior wall that resists re-scaling. Both operations are performed trenchlessly, from AP-1 and CO-1, with no excavation other than the AP-1 trench itself.

Estimated Base Scope

Pipe Segment / Item	Estimated Quantity	Estimated Value
Mobilization, site protection, saw-cut and install the AP-1 trenched access point, mechanical cleaning and descaling of 4-inch cast iron sanitary main, pre-installation CCTV, CIPP structural liner installation and ambient cure, reinstatements, post-installation CCTV, backfill and restoration in kind, debris removal and disposal, demobilization and documentation — complete	150 LF	\$30,500.00
Toilet flange laterals lined or coated from flange to main — Women (3), Men (2)	5 each	Included
Access point AP-1, created and restored by PipeFlow Solutions	1 each	Included
Existing downstream cleanout CO-1, used for entry and recovery	1 each	Existing
Base Scope Subtotal	Base scope	\$30,500.00

Important Measurement Note

The 150 LF quantity is reference information supplied for this proposal and is not a surveyed measurement. Pre-installation CCTV will confirm the accessible pipe length, transitions, branches, active connections and final liner termination points before installation proceeds. Installed footage beyond 150 LF is billed at the stated per-foot rate only when authorized in writing.

Conditions Requiring Verification

- Pipe diameter, material, transitions, active connections and exact liner termination points along the run.
- The exact location, depth and surface makeup at AP-1 — concrete thickness, paver type and pattern, and whether any utility, irrigation or structural element conflicts with the trench.
- That the full 150 LF in scope is reachable and linable from AP-1 and the existing CO-1 cleanout.
- Diameter, length, alignment and condition of each of the five toilet flange laterals, and whether each is suitable for a liner or for a coating from the flange to the main.
- Scale, corrosion, debris, offsets, bellies, collapse or obstructions that may affect cleaning, liner passage or liner seating.
- Host pipe condition after descaling, and whether any segment is too deteriorated to line.
- In-situ pipe temperature and ambient conditions, which govern resin cure duration.
- Park access and quiet-hours requirements, permitting or inspection requirements, and how long the clubhouse restrooms and laundry can be taken out of service.



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

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2. Jobsite Reference and Access Plan

The marked plan below was supplied by Port Malabar Holiday Park and defines the work. The red alignment is the 150-foot run of 4-inch cast iron sanitary main to be cleaned, descaled and lined, running north to south from the clubhouse restroom and laundry group to the existing cleanout. The green branches are the five toilet flange laterals — three in the women's restroom, two in the men's — to be lined or coated from the flange to the main. AP-1 in amber is the new access point PipeFlow Solutions will cut and install; CO-1 in blue is the existing downstream cleanout.



150 LF main — clean, descale, line Toilet flange laterals (5) AP-1 — new access point CO-1 — existing cleanout

Client-marked aerial. Alignment, footage and access-point location are approximate and are subject to field verification; this is not a surveyed drawing.

Access Point Schedule

Point	Approximate Location, per Client-Marked Plan	Planned Use
AP-1	East side of the clubhouse, in the concrete and paver area south of the restroom group — new saw-cut trench and cleanout installed by PipeFlow Solutions	Upstream entry; descaling and liner launch
CO-1	South end of the marked alignment, existing cleanout in the drive area	Downstream entry; flush, debris recovery and termination
Fixture openings	Five toilet flanges — women's restroom (3), men's restroom (2), with water closets pulled and reset by PipeFlow Solutions	Lateral cleaning, lining or coating from flange to main

Working the Run from Two Openings

With AP-1 cut in at the north end and the existing CO-1 cleanout at the south, the 150-foot main is cleaned, descaled and lined as controlled reaches rather than one blind pull: each descaling pass stays well within tool range, loosened scale is recovered at the downstream opening, and each liner is cured over a defined length with a positive termination at an access point. The five flange laterals are worked individually from the fixture openings once the main is lined. Access-point location, reachable run length and the true alignment of the pipe are confirmed at the pre-work walk and by pre-installation CCTV; if the marked run cannot be fully reached or lined from these openings, PipeFlow Solutions will notify Port Malabar Holiday Park in writing before proceeding.



3. Access, Cleaning and Descaling Scope of Work

PipeFlow Solutions will furnish trained personnel, saw-cutting and excavation equipment, cleaning and descaling equipment, water, consumables and supervision necessary to create the AP-1 access point and prepare the 150 LF of 4-inch cast iron sanitary main and the five toilet flange laterals for lining.

Access Point AP-1 — Trenched Cleanout

1. Locate and mark the alignment at AP-1, confirm the surface makeup, and call in utility locates before cutting.
2. Protect the surrounding concrete, pavers, landscaping and drive area, and establish a contained work zone.
3. Saw-cut the concrete and carefully lift and set aside pavers for reuse where the surface is paver-set.
4. Excavate the trench to the sanitary main, exposing the pipe and spoil-containing the excavation.
5. Cut in and install a cleanout sized to admit both descaling equipment and liner installation.
6. After the lining work is complete and accepted, backfill and compact the trench, and restore the surface in kind — replace the concrete to match the surrounding slab and reset the salvaged pavers to the original pattern.

Cleaning and Descaling Sequence

1. Coordinate site access, temporary restroom and laundry restrictions and staging with Becky Earnest and park staff, including any resident notification the park requires.
2. Mobilize crew, truck, descaling, CCTV, lining and support equipment to the project site.
3. Pull and protect the five water closets to open the flange laterals, and establish a work zone at AP-1 and CO-1 protecting adjacent floors, walls, fixtures and finishes.
4. Verify pipe size, material, direction of flow and reachable run length from each opening before production begins.
5. Mechanically descale the accessible 4-inch cast iron main using chain-flail and rotating descaling heads sized to the line, making multiple progressive passes — starting with a smaller head to open a path and stepping up until the tool reaches full pipe diameter.
6. Clean each of the five flange laterals from the flange to its connection at the main, sized to the lateral.
7. Remove hardened scale, tuberculation, mineral buildup and root or debris intrusion from the pipe wall to restore the line to full or near-full original inside diameter.
8. Flush the descaled line to move loosened material to the downstream access point, then recover, contain and legally dispose of all debris and spoils generated by the work.
9. Verify restored flow and leave the pipe wall clean, sound and dry enough to accept a liner.

Why Descaling Comes First

A cured-in-place liner takes the shape of whatever it is pressed against. Installed over scale, tuberculation or debris, it bridges the deposits instead of the pipe wall — leaving voids behind the liner, reducing the finished inside diameter, and compromising the seal at joints and connections. Descaling to full or near-full original diameter is therefore not an optional preliminary; it is the step that determines the quality and the service life of the finished liner. That is why the cleaning, descaling and lining operations in this proposal are priced and performed as a single continuous scope.

Descaling May Reveal Existing Pipe Defects

Scale, corrosion product and debris can mask underlying structural problems in cast iron piping. Once the pipe wall is descaled and clean, pre-existing conditions — thin or perforated pipe wall, cracks, offset or separated joints, bellied or sagging sections, failed prior repairs — may be exposed for the first time and will be documented by pre-installation CCTV. A CIPP liner will bridge and seal most cracks, open joints and root paths. It will not correct a belly or a grade defect, and a fully collapsed or severely offset segment must be repaired before it can be lined. PipeFlow Solutions is not responsible for pre-existing pipe conditions revealed by cleaning and descaling; any repair required to make a segment linable is excluded and will be quoted separately if found.



4. CIPP Lining Scope of Work

Cured-In-Place Pipe (CIPP) installs a new pipe inside the existing one without excavation. A flexible liner is saturated with a resin system, installed through an access point, and held tight against the host pipe wall until the resin cures — forming a seamless, jointless, corrosion-resistant structural pipe within the old pipe. PipeFlow Solutions will furnish the personnel, CIPP materials, equipment and supervision necessary to complete the authorized lining of 150 linear feet of 4-inch cast iron sanitary main and the five toilet flange laterals.

CIPP Installation Sequence

1. Perform **pre-installation CCTV** of the cleaned and descaled main and each flange lateral, and confirm pipe size, material, branches, transitions, active connections and accessible footage.
2. Confirm measured footage for each reach and cut liner to length, with liner and resin lot data recorded for the project file.
3. **Wet out** the liner — saturate the liner tube with the ambient-cure resin system, controlled to the manufacturer's specified resin volume for 4-inch pipe, so the tube is fully and evenly impregnated with no dry spots.
4. **Install** the saturated liner through AP-1 or CO-1 by inversion or pull-in-place, positioning it across the full authorized reach to its designated termination point.
5. Hold the liner tight against the host pipe wall under controlled pressure for the full cure period, so the liner conforms to the pipe wall and seats across joints, cracks and connections.
6. **Line or coat the five toilet flange laterals** from the flange down to the connection at the main, sized to each lateral, so the branch is rehabilitated continuously into the newly lined main.
7. **Ambient cure** — the resin cures at ambient temperature with no external heat, steam or UV source. Cure duration is governed by the resin formulation and in-situ pipe temperature and is confirmed against the manufacturer's cure data before pressure is released. The lined segment remains out of service for the entire cure period.
8. Release pressure and **trim the liner ends** flush at each access point and at each flange so the finished liner transitions cleanly into the existing pipe.
9. **Reopen identified active connections** where technically accessible and included in the lined segments, so branch lines discharge into the new liner.
10. Perform **post-installation CCTV** of the full lined length to verify a continuous, tight, wrinkle-free liner and to confirm each reinstatement.
11. Reset the five water closets on new wax and hardware, return the line to service, remove job-generated debris, and leave the immediate work area broom-clean.

What the Finished Liner Delivers	CIPP Deliverables
• A jointless, corrosion-resistant structural pipe inside the host pipe across the full lined length. • Cracks, open and offset joints, and root-intrusion paths sealed against infiltration and exfiltration. • A smooth interior wall with improved flow that resists re-scaling and root re-entry. • Rehabilitated flange laterals discharging into a rehabilitated main, as one continuous system. • No slab demolition and no disturbance to restroom or laundry floors or finishes.	• Pre-installation CCTV documentation of the cleaned and descaled line. • Post-installation CCTV documentation of the full lined length, including reinstatements. • Verified installed-footage summary, completion documentation, and liner and resin batch records. • Ten-year limited warranty on the installed CIPP liner and PipeFlow Solutions workmanship.

Ambient Cure — Line Out of Service During Cure

This installation is priced for an **ambient cure**: no boiler, steam or UV curing equipment on site, which means a quieter, lower-impact setup inside an occupied park clubhouse. The trade-off is time: an ambient cure takes longer than a heat-assisted cure, and the lined segment must stay fully out of service — no discharge from any fixture or branch on it, restrooms and laundry included — from installation through pressure release. Cure times are confirmed against the resin manufacturer's data and measured in-situ temperature, and the required shutdown window for each reach is provided in advance so the park can notify residents.



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

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5. Additional Work and Enabling Items

Installed footage beyond the 150 LF in scope, additional access, extraordinary preparation, repair work and agency fees are excluded from the contract amount unless confirmed below or authorized in writing. The unit rates below are held for the duration of this project.

Authorized Additional Work

Additional Work	Unit / Minimum	Price
Additional cleaning, descaling and CIPP liner footage beyond 150 LF, 4-inch cast iron, same mobilization	Per installed LF after CCTV verification	\$203.33/LF
Heavy mechanical descaling beyond standard preparation	Crew hour	\$250.00/hour
Robotic cutting — protruding taps, hardened obstructions, additional reinstatements	Crew hour	\$385.00/hour
Point repair or spot excavation to make a segment linable, if required	Each, conditional	Quoted if found
Additional access point — cut in and install cleanout in accessible above-ground pipe	Each, conditional	\$1,450.00
Additional trenched access point through concrete, pavers or asphalt beyond AP-1	Each, conditional	Quoted if required
Remobilization, if the work is broken into more than one mobilization	Each, if required	\$1,850.00
After-hours, weekend or holiday premium time	Crew hour	\$225.00/hour
Standby or delay time caused by lack of access or facility restriction	Crew hour	\$225.00/hour
Permitting and inspection fees, if required	Agency charges, if applicable	Billed at cost

Conditions That May Require Additional Work

- Fully collapsed piping, severe offset, or grade failure that prevents cleaning, tool passage or liner passage.
- Host pipe too deteriorated in a given segment to support a liner without prior repair.
- Bellied or sagging sections — a liner seals a pipe but does not correct grade.
- A flange lateral that is too short, too tightly configured, or too deteriorated to accept a liner or coating from the flange to the main.
- Utilities, irrigation, structural footings or unexpected subsurface conditions encountered in the AP-1 trench.
- Surface at AP-1 materially different from the concrete and paver construction assumed here, or a restoration standard beyond replacement in kind.
- Hard, full-diameter obstructions or existing materials that cannot be removed economically through the planned openings.
- Unmapped active connections discovered by CCTV that require additional reinstatement.
- A facility requirement to work outside normal business hours or across multiple mobilizations.
- Conditions materially different from the information supplied for this proposal.

How the Additional-Footage Rate Was Set

The \$203.33 per installed linear foot rate is derived directly from the lump sum basis of this proposal — \$30,500.00 divided by 150 LF equals \$203.33 per LF — and covers cleaning, descaling and lining on the same basis as the base contract, so additional footage of the same size, material and access condition prices consistently. Footage in a different pipe diameter, in an inaccessible location, or requiring separate access will be quoted before performance. This rate applies only to footage authorized in writing and is not included in the base \$30,500.00 contract amount.



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

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6. Contract Pricing and Payment Schedule

The contract price is a lump sum that includes mobilization, site protection, creation and restoration of the AP-1 trenched access point, mechanical cleaning and descaling, pre-installation CCTV, CIPP structural liner installation and ambient cure for up to 150 installed linear feet of 4-inch cast iron sanitary main, lining or coating of the five toilet flange laterals, pulling and resetting the five water closets, liner trimming, reinstatement of identified active connections, post-installation CCTV, debris removal and legal disposal, water and consumables, daily clean-up, demobilization and documentation.

Contract Pricing

Description	Quantity / Basis	Price
Clean, mechanically descale and install CIPP structural liner in 150 LF of 4-inch cast iron sanitary main and in five toilet flange laterals, complete as specified, including the new AP-1 trenched access point and pre- and post-installation CCTV	150 LF, lump sum	\$30,500.00
Total Contract Amount	100%	\$30,500.00
Additional installed liner footage beyond 150 LF, only if authorized in writing	Not included in total	\$203.33/LF additional
Point repair required to make a segment linable, only if found and authorized	Not included in total	Quoted if found

Required Deposit and Remaining Balance

Payment Item	Basis	Amount
Deposit due upon acceptance to schedule the work	10% of contract	\$3,050.00
Remaining balance	90% due upon substantial completion	\$27,450.00
Total Contract Amount	100%	\$30,500.00

Deposit, Mobilization, and Cancellation

A 10% deposit of \$3,050.00 is required to authorize scheduling. Mobilization is part of the contract price. Because CIPP liner and resin are cut and ordered to the measured footage of this project, if the customer cancels after scheduling, material preparation, or crew and equipment dispatch has begun, PipeFlow Solutions reserves the right to retain or invoice actual costs incurred, including liner and resin materials committed to the project.

Measurement and Final Billing

- The base scope is a lump sum of \$30,500.00 covering the AP-1 access point and its restoration, mobilization, cleaning and descaling, pre-installation CCTV, CIPP lining and ambient cure of up to 150 installed LF, lining or coating of the five toilet flange laterals, reinstatements, post-installation CCTV, debris disposal, clean-up and documentation.
- Additional footage beyond 150 LF is billed at \$203.33 per verified installed linear foot, measured from CCTV, only when authorized in writing.
- Heavy descaling, robotic cutting, point repairs, additional access points, remobilization, after-hours premium time, standby time and agency fees are billed only when authorized.
- Deposit and final invoices will be issued to districtmanager@holidayparkfl.com. Invoices are due upon receipt unless otherwise agreed in writing; amounts unpaid more than 30 days past due accrue interest at 1.5% per month.
- Applicable sales tax, permit fees, impact fees, and payment or performance bonds are not included and will be added if required.



7. Responsibilities, Assumptions and Exclusions

Customer Responsibilities

- Provide reasonable access to the clubhouse, restrooms, laundry and each work location during normal working hours, and designate one authorized representative for approvals and change orders.
- Confirm the AP-1 trench location and authorize the saw-cut, and identify any private utility, irrigation line, conduit or structure in that area that is not shown on public locates.
- **Authorize and enforce suspension of sanitary discharge on the affected lines for the full ambient cure period**, including the clubhouse restrooms and laundry, and notify park staff and residents of each shutdown window.
- Provide reasonable access to a water source and to 110V/220V power at or near each work location.
- Keep designated work, parking and staging areas clear, with overhead clearance for our vehicle.
- Provide any available as-builts, riser diagrams, prior CCTV or inspection reports, and stoppage history for the lines in scope.

Assumptions

- The pipe in scope is approximately 150 linear feet of 4-inch cast iron gravity sanitary main — not pressurized, and not process, chemical or industrial waste piping.
- The lined work is the main and the five toilet flange laterals only. Vertical stacks are not included.
- The restroom and laundry floor drains are not in scope; their P-trap configuration is not suitable for lining or coating as part of a flange-to-main run.
- All 150 LF can be reached, cleaned and lined from the new AP-1 access point and the existing CO-1 cleanout, and those openings will admit both descaling and lining equipment for 4-inch pipe.
- The AP-1 trench is in concrete and paver surface, at ordinary depth, free of conflicting utilities, and restoration means replacement in kind — matching concrete and reset of salvaged pavers, not a decorative, stamped, colored or specialty finish.
- The host pipe remains sufficiently open, continuous and structurally sound to permit cleaning and CIPP installation. Repair of segments too deteriorated to line is not included.
- The liner is cured at ambient temperature and the lined segment can be taken fully out of service for the required cure duration, with work performed during normal business hours, 7:00 AM to 5:00 PM Monday through Friday, in a single continuous mobilization.
- The work area is free of hazardous materials, and debris generated by the work is non-hazardous sanitary waste and scale suitable for legal disposal at a standard facility.
- No prevailing wage, Davis-Bacon, certified payroll or federal contracting compliance requirement applies. If one does, pricing will be revised.

Exclusions

- Lining, repair or replacement beyond the authorized 150 LF main and the five flange laterals — unverified branch lines, fixtures, vent stacks and defects outside the lined run.
- Vertical stacks of any kind, and the restroom and laundry floor drains, their P-traps and any branch serving them.
- Correction of bellies, sags or grade defects, and point repair or replacement of host pipe too deteriorated or collapsed to line.
- Excavation, cutting, coring, demolition, patching, painting, landscaping, sod or irrigation other than the AP-1 trench restored in kind.
- Creation of access points beyond AP-1, unless authorized at the stated conditional rates.
- Cleaning, descaling or lining of piping other than the 150 LF and five laterals in scope — roof drains, storm drainage, potable water and process piping.
- Grease interceptor or grit trap pump-out, lift station servicing, bypass pumping, temporary drainage or restroom facilities.
- Replacement of water closets, supply lines, seals or trim beyond new wax and standard reset hardware.
- After-hours, weekend, holiday or night-shift work and multiple mobilizations.
- Hazardous-material abatement, contaminated-soil handling, dewatering, or utility relocation.
- Permits, bonds, impact fees, sales tax where applicable, engineering, design, surveying and as-builts.
- Prevailing wage / Davis-Bacon rates and certified payroll administration.
- Work not specifically described in this proposal or authorized by written change order.

OUR CREW. OUR COMMITMENT.

Experienced professionals delivering quality trenchless rehabilitation.



Liner Preparation



Inversion Setup



Equipment Operation



Field Installation

Safety. Quality. Accountability. Every installation, every day.



PORT MALABAR HOLIDAY PARK CLUBHOUSE CLEANING, DESCALING AND CIPP REHABILITATION PROPOSAL

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8. Commercial Terms and Proposal Acceptance

Proposal validity	30 calendar days from August 26, 2026.
Deposit	10% deposit (\$3,050.00) due upon acceptance to schedule the work.
Remaining balance	The remaining 90% balance (\$27,450.00), plus authorized additional work, is due upon substantial completion and delivery of the completion documentation.
Scheduling	Scheduled within approximately two weeks of authorization, during normal business hours, subject to crew availability, site access, material lead time and deposit.
Mobilization / cancellation	Mobilization is part of the contract price. Liner and resin are ordered to measured footage; if the customer cancels after scheduling or crew and equipment dispatch has begun, PipeFlow Solutions may retain or invoice actual costs incurred, including committed materials.
Additional footage	Installed footage beyond 150 LF is billed at \$203.33 per verified installed linear foot and is excluded from the base contract amount; written authorization is required before performance.
Access point	One access point, AP-1, is created, installed and restored in kind by PipeFlow Solutions and is included in the contract amount. Additional access points are excluded and, if authorized onsite in accessible above-ground pipe, add \$1,450.00 each; additional trenched access points are quoted if required.
Scope boundary	The lined work is the 150 LF main and the five toilet flange laterals. Vertical stacks and the restroom and laundry floor drains, including their P-traps, are excluded.
Cure and line shutdown	The lined segment must remain out of service for the ambient cure period. Delay or damage caused by discharge into a curing liner is the customer's responsibility.
Pre-existing conditions	PipeFlow Solutions is not responsible for the condition of existing piping, for defects revealed by cleaning and descaling, or for host pipe failure attributable to its deteriorated condition or prior work by others.
Change orders	Additional work requires written approval before proceeding, except for immediate measures necessary for jobsite safety.
Warranty	Ten-year limited warranty on the installed CIPP liner and PipeFlow Solutions workmanship. Excludes failures outside the lined segment, third-party damage, misuse, foreign-material blockages, ground movement, and pre-existing defects not rehabilitated under this scope.
Insurance and licensing	Evidence of insurance, licensing (CFC1433047), and references is available upon request.
Contract integration	Upon acceptance, this proposal and approved changes become part of the parties' final agreement.

Authorization to Proceed

By signing below, the customer authorizes PipeFlow Solutions to schedule and perform the base scope described in this proposal for a total contract amount of \$30,500.00 and agrees to pay the required 10% deposit of \$3,050.00 upon acceptance. The base scope covers creation and in-kind restoration of the AP-1 trenched access point, cleaning, mechanical descaling and CIPP structural lining of 150 linear feet of 4-inch cast iron sanitary main, lining or coating of the five toilet flange laterals, and pre- and post-installation CCTV and reinstatements. The customer acknowledges that vertical stacks and the restroom and laundry floor drains are excluded, that footage beyond 150 LF is billed at \$203.33 per verified linear foot only when authorized in writing, that the lined segment must remain out of service for the full ambient cure period, and the cancellation terms above.

Customer / Organization Port Malabar Holiday Park

Authorized Representative

Title

Signature

Date

Purchase Order / Job No.

Email / Phone

Accepted by PipeFlow Solutions: Estimating Team | info@pipeflowsolutions.com

Can a Florida Special District or HOA Keep Emotional Support Animals Out of Pools and Common Areas?

In Florida, **special districts** (such as HOAs or condominium associations) have broad authority to regulate pets in common areas under Chapter 720 of the Florida Statutes, provided rules are applied uniformly and serve legitimate community purposes like safety, health, and peaceful enjoyment hoalawfinder.com.

However, **federal and state law also impose limits** on what they can prohibit.

Key Legal Distinctions

- **Service animals** (trained to perform specific tasks for a disability) have broad public-access rights under the ADA and Florida Statute § 413.08. They may accompany their handler into common areas, including pool decks, but **cannot enter the pool water**

[Florida Condo & HOA Law Blog +1](#)

- **Emotional support animals (ESAs)** are not trained for specific tasks; they provide comfort or therapeutic support. Under the **Fair Housing Act** and Florida Statute § 760.27, housing providers must allow ESAs in dwellings upon request, but **they have no right to enter public spaces** like pools or restaurants [Petttable +2](#).

hoalawfinder.com

HOA Pet Rules in Florida: What Your Association Can and Cannot Restrict

<https://hoalawfinder.com/blog/hoa-pet-rules-florida/>

[Florida Condo & HOA Law Blog](#)

Can Emotional Support Animals Be Prohibited in the Pool Area?

<https://www.floridacourtrules.com/2024/03/29/can-emotional-support-animals-be-prohibited-in-the-pool-area/>

[§ floridacourtrules.com](#)

Florida Emotional Support Animal vs. Service Animal Law

<https://floridacourtrules.com/florida-esa-laws/>

Florida Administrative Code & Pool Rules

Florida Administrative Code 64E-9.004(4)(c) prohibits animals (except service animals) from being in the fenced pool area or within 50 feet of an unfenced pool. This rule applies to all animals, including ESAs, unless the animal is a service animal under ADA/§ 413.08

[Florida Condo & HOA Law Blog](#)

What HOAs/Associations Can and Cannot Do

- **Can** ban ESAs from pool areas if the rule is applied consistently and is reasonable (e.g., to protect property or safety) hoalawfinder.com
- **Cannot** deny a reasonable accommodation for an ESA in a dwelling under § 760.27 and the FHA [Online Sunshine](#)
- **Cannot** claim that the "law" allows them to exclude ESAs from pool decks — the ADA and FHA do not grant such rights to ESAs [Florida Condo & HOA Law Blog](#)

Practical Takeaway

A Florida special district or HOA **can prohibit ESAs from entering the pool area** under its own rules, but:

- They **cannot** require ESAs to be excluded from the pool deck if the animal is not a service animal.
- They **must** allow ESAs in the dwelling if the owner requests it and meets housing accommodation requirements.
- Any pool-area ban must be applied uniformly and not discriminatory.

If you believe an HOA or special district is violating these rules, you may have grounds to challenge the restriction in court or through administrative review.

[Read less](#)

1. Information identifying the particular assistance or therapeutic emotional support provided by the specific animal from a health care practitioner, as defined in s. 456.001; a telehealth provider, as defined in s. 456.47; or any other similarly licensed or certified practitioner or provider in good standing with his or her profession's regulatory body in another state. Such information is reliable if the practitioner or provider has personal knowledge of the person's disability and is acting within the scope of his or her practice to provide the supporting information.

2. Information from any other source that the housing provider reasonably determines to be reliable in accordance with the federal Fair Housing Act and s. 504 of the Rehabilitation Act of 1973.

(d) If a person requests to keep more than one emotional support animal, request information regarding the specific need for each animal.

(e) Require proof of compliance with state and local requirements for licensing and vaccinating each emotional support animal.

(3) REQUEST LIMITATIONS.—

(a) Notwithstanding the authority to request information under subsection (2), a housing provider may not request information that discloses the diagnosis or severity of a person's disability or any medical records relating to the disability. However, a person may disclose such information or medical records to the housing provider at his or her discretion.

(b) A housing provider may develop and make available to persons a routine method for receiving and processing reasonable accommodation requests for emotional support animals; however, a housing provider may not require the use of a specific form or notarized statement, or deny a request solely because a person did not follow the housing provider's routine method.

(c) An emotional support animal registration of any kind, including, but not limited to, an identification card, patch, certificate, or similar registration obtained from the Internet is not, by itself, sufficient information to reliably establish that a person has a disability or a disability-related need for an emotional support animal.

(4) LIABILITY.—A person with a disability or a disability-related need is liable for any damage done to the premises or to another person on the premises by his or her emotional support animal.

(5) APPLICABILITY.—This section does not apply to a service animal as defined in s. 413.08.

History.—s. 1, ch. 2020-76.

817.265 FRAUDULANT

817.265 (2)(e)
ALL SERVICE AND EMOTIONAL
SUPPORT DOGS PROOF OF
COMPLIANCE WITH STATE AND
REQUIREMENTS FOR LICENSING AND
VACCINATING EACH EMOTIONAL SUPPORT
WILL BE PROVIDED TO THE OFFICE
AND UPDATED AS NEEDED. REQUIRE

760.27 Prohibited discrimination in housing provided to persons with a disability or disability-related need for an emotional support animal.—

(1) DEFINITIONS.—As used in this section, the term:

(a) “Emotional support animal” means an animal that does not require training to do work, perform tasks, provide assistance, or provide therapeutic emotional support by virtue of its presence which alleviates one or more identified symptoms or effects of a person’s disability.

(b) “Housing provider” means any person or entity engaging in conduct covered by the federal Fair Housing Act or s. 504 of the Rehabilitation Act of 1973, including the owner or lessor of a dwelling.

(2) REASONABLE ACCOMMODATION REQUESTS.—To the extent required by federal law, rule, or regulation, it is unlawful to discriminate in the provision of housing to a person with a disability or disability-related need for, and who has or at any time obtains, an emotional support animal. A person with a disability or a disability-related need must, upon the person’s request and approval by a housing provider, be allowed to keep such animal in his or her dwelling as a reasonable accommodation in housing, and such person may not be required to pay extra compensation for such animal. Unless otherwise prohibited by federal law, rule, or regulation, a housing provider may:

(a) Deny a reasonable accommodation request for an emotional support animal if such animal poses a direct threat to the safety or health of others or poses a direct threat of physical damage to the property of others, which threat cannot be reduced or eliminated by another reasonable accommodation.

(b) If a person’s disability is not readily apparent, request reliable information that reasonably supports that the person has a disability. Supporting information may include:

1. A determination of disability from any federal, state, or local government agency.
2. Receipt of disability benefits or services from any federal, state, or local government agency.
3. Proof of eligibility for housing assistance or a housing voucher received because of a disability.
4. Information from a health care practitioner, as defined in s. 456.001; a telehealth provider, as defined in s. 456.47; or any other similarly licensed or certified practitioner or provider in good standing with his or her profession’s regulatory body in another state but **only if such out-of-state practitioner has provided in-person care or services to the** tenant on at least one occasion. Such information is reliable if the practitioner or provider has personal knowledge of the person’s disability and is acting within the scope of his or her practice to provide the supporting information.
5. Information from any other source that the housing provider reasonably determines to be reliable in accordance with the federal Fair Housing Act and s. 504 of the Rehabilitation Act of 1973.

(c) If a person’s disability-related need for an emotional support animal is not readily apparent, request reliable information that reasonably supports the person’s need for the particular emotional support animal being requested. Supporting information may include:

817.265 False or fraudulent proof of need for an emotional support animal.—A person who falsifies information or written documentation, or knowingly provides fraudulent information or written documentation, for an emotional support animal under s. [760.27](#), or otherwise knowingly and willfully misrepresents himself or herself, through his or her conduct or through a verbal or written notice, as having a disability or disability-related need for an emotional support animal or being otherwise qualified to use an emotional support animal, commits a misdemeanor of the second degree, punishable as provided in s. [775.082](#) or s. [775.083](#). In addition, within 6 months after a conviction under this section, a person must perform 30 hours of community service for an organization that serves persons with disabilities or for another entity or organization that the court determines is appropriate.

History.—s. 11, ch. 2020-76.