



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

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

RECEIVED

SEP 16 2026

JLB

BOARD OF TRUSTEES

SPECIAL MEETING AGENDA
September 24th, 2026, 10:00 am

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. Special Business
 - A. Landscape
 - a. Motion
 - b. Discussion
 - c. Call to Vote
7. Suggestion Box
8. 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.
9. Trustee Comments/Announcements
10. Adjournment



Green Property Services, LLC.

Signature requested on September 15, 2026

Lawn Maintenance Service Terms

Business: Green Property Services, LLC.

Info@GPSLLC.biz

PO BOX 120773, Melbourne, FL, 32912

(321) 208-5208

Recipient: Port Malabar Holiday Park; Mobile Home Park Recreation Dist

districtmanager@holidayparkfl.com

215 Holiday Park Boulevard Northeast, Palm Bay, FL 32907

This contract is between Green Property Services, LLC. (the "Business") and Port Malabar Holiday Park; Mobile Home Park Recreation Dist (the "Client") dated 09/15/2026.

Port Malabar Holiday Park location:

215 HOLIDAY PARK BLVD NE PALM BAY FL 32907

Terms

On-site Location(s)

☐ HOLIDAY PARK 215 HOLIDAY PARK BLVD NE PALM BAY FL 32907

Scheduled Start Date

October 1st 2026

Monthly Rate

☐ \$24,111.12

Payment Schedule:

☐ Billed every 1st of the month

☐ NET 30

☐ 5 day grace period

☐ No Automatic Renewal

Recipient initial

Description of Services I (included in monthly rate)

☐ Mowing frequency - weekly during the fast growing season and as needed during the slow growing season

Includes mowing, edging, weed eating & blow off of grass clippings

Additional Services (Not Included in monthly rate) *Available upon request*

PER LOCATION:

☐ Irrigation System (Wet Checks) Inspections billed at \$85 per man hour

☐ Fertilize Program Turf & Shrub - available 4-6x a year

☐ Mulch Replenishment- 1 visit annually

☐ Tree Trimming- 1 visit annually

☐ Irrigation Repair Quotes (\$95 per man hour)

☐ Retention Pond Fence Maintenance (if applicable)

Description of Services II (detailed description)

☐ Mowing Edging Blowing:

Turf will be mowed using a professionally maintained mulching mower to provide a quality level cut to ensure that there are no visible large clumps of grass clippings after services are provided. If large clumps are on the property a blower will be used to disperse the clippings over a large area or the clippings will be collected and removed from the premises. Services will be conducted weekly during the growing season and as needed during the non-growing season to maintain recommended growing heights, except for holidays or inclement weather, in which case the services will be completed on the next business day. Prior to mowing the turf will be cleaned of all yard trash to include cups, cans, paper and any fallen tree limbs or debris. Green Property Services LLC employees are well trained for each piece of equipment used to perform their job as well as proper etiquette for customer satisfaction. Green Property Services LLC will take all necessary precautions to reduce exposure to dust, dirt, clippings or mulch to anyone on the premises. Providing caution will eliminate the potential for injury or damage to the property. Plant growth shall be kept away from the foundation of the building, sidewalks and driveways. They shall not interfere with other plant growth. Edging and Trimming shall be done weekly during growing season and as needed during non-growing season. Care will be taken not to leave bare ground. All sidewalks, entrances, curbs, parking lots, fences, signs, patio areas, tree rings and plant beds will be edged on scheduled visits. Cracks in concrete will be kept free of grass or weed growth.

☐ Landscape Pruning, Trimming, Weeding (not included in monthly rate):

Shrubs will be pruned, with professional well maintained shears, regularly year round to provide uniform shape, fullness and blooms. Weeds will be pulled from hedges, bushes and maintained in the open mulched areas. Plants and Shrubs shall be kept clear of the eaves of the buildings, windows, and doors.

☐ Tree Trimming (not included in monthly rate):

All trees under 10 foot will be trimmed and suckers below 8 feet will be removed to maintain an 8 foot clearance. Trees will be trimmed so that the limbs will not touch the buildings. Palms under 10 feet will be kept free of seeds, seed pod and yellowing fronds. All tree limbs and debris will be collected, removed, and disposed of properly within 24 hours of the trimming. Palms and Hardwoods over 10 foot will be trimmed at an additional charge upon request.

☐ Irrigation Systems (not included in monthly rate):

Bi-monthly service will be provided to inspect the irrigation system. Minor adjustments and repairs such as head, emitter cleaning or replacement, filter cleaning, small leaks and minor time adjustments shall be completed, as necessary. Customer will pay for parts needed to keep the system operating at 100%. Old parts shall be returned to property manager or on-site maintenance staff for verification upon request. One time per year the system will be calibrated as to that each zone applies .5 inches to .75 inches of water per irrigation cycle. If symptoms of excessive or inadequate irrigation or a drainage problem are noted Green Property Services LLC will notify the property manager on-site. Repairs or system services beyond the scope of work set forth will be charged.

☐ Cleanup, Storm Cleanups, and General Hauling (not included in monthly rate):

Sidewalks, curbs, and any other paved surfaces located near the common grounds area will be cleared of all unwanted debris by use of a mechanical blower. All fallen tree limbs and debris will be collected and disposed of properly. Clean up and removal of storm related debris such as fallen trees and limbs, or other excessive debris is NOT covered by this proposal, but services are available and can be quoted upon request. Green Property Services LLC customers will be given priority for cleanup services after a storm.

☐ Turf and Shrub Fertilization (not included in monthly rate): Quarterly turf fertilization applications will be performed. Areas exhibiting signs of nutrient deficiencies will undergo testing, and supplemental applications will be made following a soil analysis.

☐ Communication, Payments & Cancellation:

Green Property Services LLC will complete all work in a professional manner. Any alterations may incur additional costs and will be executed only upon written request. Separate proposals

will be completed at the time of the request for services. Payment for Services will be rendered and due within 30 days of invoicing. If this is not acceptable different terms can be discussed. Costs associated with the collection of unpaid balances owed to Green Property Services LLC will be the responsibility of the customer. This proposal is for the said property only. If for some reason Green Property Services LLC falls below industry standard in the performance of the items listed above the management of the said property shall notify Green Property Services LLC in writing for the Green Property Services LLC will respond in writing within 15 days of the receipt of a deficiency report from a customer. Either party may withdraw from this contract with a 60-day written notice. We believe that communication is the key to a mutually successful relationship. We will always communicate any issues to your maintenance department. We also ask that if you have any concerns that you call us immediately. We are very responsive to our customers needs and requests are normally taken care of within 24 to 48 hours. This agreement will not automatically be renewed at the end of each term.

General Term Specifications:

Please read this usage Policy ("Terms" , "Terms of Service" , "Policies") before using any services provided by Green Property Services LLC. Your use of Green Property Services LLC Services is conditioned upon your acceptance of and compliance with these Terms. These Terms apply to all visitors, users, clients, customers and others who wish to use the Service. By commissioning or using Green Property Services LLC you agree to be bound by these Terms. We reserve the right, at our sole discretion, to modify or replace these Terms at any time. Reservation of Services—To reserve Green Property Services LLC's services, the service agreement must be read by the Client, signed to start services must be received. The services' cost will be the value shown on the invoice.

☐ Landscape Alterations: Most alterations to landscape will require irrigation system modifications, Property management/owner will be responsible for the cost of materials and labor for such modifications. Sufficient water must be available on a timely basis to prevent turf or plant damage. Deficiencies arising from water bans issued, failure to maintain irrigation system in effective working condition, refusal to irrigate plants, power failures beyond control and unavailability of sufficient and suitable water for irrigation any season can cause plant and landscape damages which Green Property Services, LLC would not be liable for. Landscape alterations will automatically require a estimate for services to continue at the same monthly rate.

☐ Damages To Property: Green Property Services, LLC. Shall be notified and have the option to inspect any damage assumed to have been caused by its agents or employees prior to any repairs being completed (per our insurance company). We will repair any damages caused by our company or by our equipment. The property manager/owner must report each incident within

24-48 hrs of the occurrence, we will then dispatch an employee to assess the damage, take photos and schedule the repair. If any repairs occur prior to notification and/or inspection, Green Property Services, LLC. will not be responsible to reimburse the client for any costs associated.

☐ Droughts, Watering Lawns: Green Property Services, LLC is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, storm damage. We assume no liability for damages caused by conditions beyond our control. As a result of continuing drought conditions, Sufficient water must be available for the lawn turf and plants. Green Property Services, LLC. Is not responsible for the loss or decline of turf, shrubs or trees due to drought.

☐ Weather occurrences such as rain, high heat index or any other weather related occurrences may impact service days. Scheduled visits will resume the following week if weather conditions continue to impact services more than 2 consecutive days.

☐ Late Payments: A 15% service fee will be added to all past due balances after our 5-day grace period. Services may be put on hold after 20 days of non-payment from due date, billing will continue on it's regular cycle. After 30 days of non-payment, work orders will automatically cancel and all balances will be due immediately unless arrangements have been in made in writing. The monthly charge under this agreement is the sum of the total charge for all work performed under the agreement divided by the number of calendar months included in the payment period of the agreement. In rare cases of non-payment, Should it become necessary for Green Property Services, LLC. to pursue collections, the client agrees to pay all attorney fees and expenses incurred in the collection efforts. Services are non-refundable but can be credited towards services.

Signatures

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

Business signature

Owner name	Green Property Services c/o Janece Galiano, Coordinator
Owner signature	<i>Green Property Services c/o Janece Galiano, Coordinator</i>

Business date signed

09/15/2026

Recipient signature

Recipient name

Recipient signature

Recipient date signed