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

REGULAR MEETING MINUTES
September 14th, 2026, 6:00 pm

APPROVED

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-6:07 pm

2. Invocation

3. Pledge of Allegiance

4. Roll Call – Present: Toni Beatty, Assistant Treasurer; Debbie Nixon, Secretary; Patti Peck, Treasurer; Annette Ragas, Vice Chairman; Becky Earnest, Chairman; Paul Defosse, 2nd Vice Chairman; Angela Glover, Trustee; Absent: Ron Wilde, Trustee.

5. Chairman Announcements
   Please wait to be recognized by the chair before speaking.
   No disrespect, i.e. name calling, etc. will be tolerated throughout the meeting.
   There is one (1) vacant seat on the Board of Trustees. We encourage you to submit your letter of intent.
   Becky added letter b. to #7, the ACC Report

6. Approval of Meeting Minutes 8/24/26 and no correction for 8/10/26
   a. Motion to Approve-Toni Beatty motion, Patti Peck second 8/24/26
   b. Discussion-Angie Glover mentioned correction incomplete 8/10/26
   c. Call to Vote 8/24/26 - Yes 7 No 0; 8/10/26 - Yes 6 No 1 (Angela Glover) .

7. ACC Report
   a. Annette Ragas made motion to accept Lizzette Bermudez' letter of intent, Deb Nixon second. Yes, 7 No 0. Lizzette was sworn in as the newest ACC Board Member
   b. Resignation Letter from Mary Quirk (Violations Committee) was read by Deb Nixon.

8. District Report- Dan highlighted Alpine sign-up sheet in the office for tree removal needs for the residents, reminding this is self-pay. Dan shared the proposals to acquire the city owned properties. Resident Bruce explained that since the city acquired them at NO COST then we should also try to negotiate with the city for little to No Cost. Dan then went over the financial update for the park, highlighting the interest income/savings over the past four years. Heated pool repairs complete and work was under warranty so no cost. Dan also welcomed two new gate attendants, Greg Collins and Paul Goblick to the gate team.
Patti Peck made a motion to accept the District Manager Report, Toni Beatty second. Yes 7 No 0

9. HPPOA- No Report

10. OLD BUSINESS

A. Employee Evaluations -Employee evaluations completed. All 1s and 2s. Dan's was completed, with mostly 1's & 2's and one Trustee rated all 4's.

Discussion-Angie requested copies of Dan's evaluation to be given to the BOT members to allow time to review.

B. Resolution "Deed Restrictions"

Resolution 2026-05 was read aloud. Patti Peck made a motion to accept, Deb Nixon second that the Deed Restriction Resolution be approved; Call to Vote-Yes 7 No 0

C. Rec Hall Upgrades

Table until all BOT members have copies of the work proposals. Electrical work only.

D. Lawn Proposal "RFP's"- Deb Nixon opened & read the four (4) RFP`s for equipment in considering the in-house lawn service option to include mowers and lawn equipment. Meyers with 4 Bobcats at $48,473.94; Causeway Mowers at $47.954.91; South Brevard $48.473.94 and Eastside Mowers $50.871.86.

a. Motion-Deb Nixon made a motion to have GPS get a second chance and ask us to honor their second-year contract. There was no second.

Deb Nixon motioned to rescind prior motion to have an in-house lawn crew with salary highlighted as not acceptable. Annette Ragas seconded the motion. Call to Vote – Yes 7 No 0 to rescind prior motion; Angie Glover made a motion to extend GPS contract up to 90 days. This prompted discussion to keep GPS for a second year. Dave Peck questioned if this would be a violation of the contract. Angie Glover changed motion to continue GPS's contract for the second year. Don't send out any RFP's. 2nd by Annette Ragas. Call to vote 6 yes, 1 no (Paul Defosse).

E. Policies-Only two corrections highlighted on each to still be completed.

F. Background checks -District Attorney Cohen advised our Special District Park not to do background checks.

Residents asked if we could require Landlords who will be renting to supply a copy of a background check to be placed in renter's files. It was indicated Attorney Cohen said no.

G. Property Inheritance-will be taken on a case-by-case basis as they arise as suggested by the Chairman Becky Earnest. The BOT members agreed.

11. NEW BUSINESS

A. FASD Membership and October Conference-Toni Beaty made a motion to pay the $2500 membership fee, second by Deb Nixon. Call to Vote – Yes 5 No 2 (Annette Ragas, Angela Glover)

There was discussion about the benefits to our Special Deed Restricted Park vs cost.
Angie Glover made a motion to not send the District Manager to the inaugural workshop. Second by Deb Nixon. Call to Vote- Yes 4 No 3 (Becky Earnest, Toni Beatty, Paul Defosse)

B. Pipeflow- $30,500 for completion of Phase III – Rec Hall.
Annette Ragas made a motion to approve the cost of Pipeflow doing work after 10/01/26, Deb Nixon second.

Final Drainage Stages coming up next fiscal year to complete the repairs needed for the clubhouse bathrooms, laundry room, front outdoor drain area to the road and Gatehouse. Call to Vote- Yes 7 No 0

C. Emotional Support Animals- Paul Defosse discussed certified service animals. Discussed online certifications with the residents.

Owner insurance for larger dogs than allowed in our Rules and Regulations was also discussed.

12. Suggestion Box- Request for power washing mold from Park Buildings.

13. Public Comments: A resident asked why ice machine was not talked about to move out of kitchen.
Carol Sommers asked Becky Earnest how many terms she has been on the Board. Due to mistakes made she asked Becky to hand over the gavel to the Vice Chairman. Chairman Becky said no.

14. Trustee Comments/Announcements

15. Adjournment-motion by Angie Glover to adjourn at 9:35 pm.

DEBBIE NIXON	10/26/26
Debbie Nixon, Secretary	Date