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

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

☑ 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 INSUMMARY 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"

1. Meeting Call to Order – 10:00 am

2. Invocation

3. Pledge of Allegiance

4. Roll Call: Becky Earnest, Toni Beatty, Deb Nixon, Annette Ragas, Patti Peck, Paul Defosse. Absent: Ron Wilde and Angie Glover. Virtual attendance for these two BOT members was unsuccessful.

5. Chairman Announcement- Becky Earnest shared that our Special District attorney, not Karl Bohne, has told us that once we have established a physical quorum, the remaining board members can participate and vote virtually if most of the board votes for it. After roll call is called and before the meeting gets underway, there would need to be a motion by members physically present to allow each one on the phone to participate and vote. And I think the residents would appreciate the full boards vote whenever possible on park matters versus an abbreviated board approving items. I'm going to consider this a trial. We're going to see how it works. Motion to allow call in votes by Paulo Defosse, Patti Peck second. Call to vote: 6 Yes, 0 No.

The BOT members asked if this was for Special Meetings only as there was no clarity, and Becky replied No, this is for all meetings but were going to try it today and see how it goes. Okay. I think the statute refers to regular meetings only where the BOT must vote. Special Meetings or Workshop meetings may be okay. We need clarity as the BOT.

Adding Ron Wilde and Angie Glover was virtually unsuccessful.

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. Special Business

A. Landscape- Leslie, of the current landscape company (GSP) was present. Dan went over the $3,000 monthly increase for a second-year contract. Leslie shared the increase will mostly go to employee raises Many on the BOT and the Residents shared their discontent with GPS performance especially in rainy season July-October. Leslie also shared they were down to two mowers over the rainy season and still did not expect the repairs of the third to be complete for another few weeks. Patti Peck shared that out next year's budget did not allow for such an increase in lawn care. After much discussion between the BOT and the residents with GPS, the consensus was to not renew GSP contract for another year. The trial period discussion was not applicable. The BOT and residents continued discussions of in-house lawn care which would

also cost more for workers compensation, as well as bring much liability to the park. Dan then opened the discussion of two other bidders from last year, that gave updated proposals, with Top Notch Landscaping being at $25,720 monthly or $308,640--way above our budget. Dan shared the proposal of Juniper Landscaping, whose revised budget matches last year at $19,087 weekly or $229,044 yearly. Juniper is a large company with 72 employees, lots of references and the use of drone mapping to view, map and survey our park. Patti asked Dan if this included all the park green spaces, and Dan called the Company Supervisor on the spot who confirmed they would include the green spaces and will put it in writing. Green Space inclusion confirmed and a new proposal in writing to reflect this will be emailed to the BOT members before the next Meeting.

Motion: Patti Peck made a motion to accept Juniper Landscaping with the written proposal updated to show inclusion of the green spaces. Paul Defosse second. Call Vote: Yes 6 No 0 (BOT virtual votes unclear).

7. Suggestion Box: Not Applicable (Special Meeting)

8. Public Comments: None.

9. Trustee Comments/Announcements: Thank you for coming.

10. Adjournment-11:26 am.

DEBBIE NIXON 10/26/26

Debbie Nixon, Secretary Date