PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

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

BOARD OF TRUSTEES
WORKSHOP
MEETING MINUTES
September 28th, 2026

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.

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Meeting Call to Order-7:00 pm

1. Invocation

2. Pledge of Allegiance

3. Roll Call by Deb Nixon: Present: Becky Earnest, Patti Peck, Toni Beaty, Annette Rages, Angela Glover, Deb Nixon, Paul Defosse. Absent: Ron Wilde.

4. Chairman Announcement-Becky Earnest added the letter (b) to the new business section of the agenda entitled registered attorney of record, and (c) to be added pool cover.
   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.

5. Approval of Meeting Minutes 9/14/26 and 9/24/26
   Angie Glover made a motion to accept the minutes of 9/14/26 with correction to new business section b to reflect Pipe Flows approval and then last phase after that to include the gate house.
   Call Vote- Yes 7 No 0 for 9/14. 9/24/26 minutes added to next agenda for approval

6. ACC Report-none except what was included with the DM report.

7. District Report-Dan shared the Alpine Tree Service list needing completion as they will be marking the tree stumps for removal with tape for identity. Dan shared the FASD membership that Amazon Business Prime is included. Dan next went over the marquee warranty expiring and asked us to discuss an extended warranty vs replacement cost. Dan also shared that residents are to get the ACC application paperwork completed and turned into the office before any work be performed at any resident location. Dan also asked us to keep AJ in our thoughts and prayers as he is experiencing a health crisis. Motion to accept the DM report made by Patti Peck, second by Deb Nixon. Yes 7 No 0

8. HPPOA Report- HPPOA calandar will be posted in the alcove 10/01/26. First HPPOA meeting scheduled for 10/19 to include upcoming ladies' luncheon 10/13, first dance 10/24, as well as game nights for October.

9. Treasures Report-Patti outlined the completion of the Valley Bank transfer away from TD Bank. Patti highlighted the 3.8% prime interest rate supporting this accounts growth. Balance of liquid assets for August $1,669,284 and the reserve funds at $347,515. Deb Nixon made a motion to accept the August 2026 treasury report. Toni Beatty second. Yes 7 No 0

10. OLD BUSINESS

A. Employee Raises

For those employees needing to be at the state minimum of $15 per hour only to start 10/01.

Motion made by Deb Nixon, Toni Beaty second. Call to Vote-Yes 7 No 0

B. Rec Hall Upgrades

Angie Glover made a motion to table this topic for future consideration, Annette Ragas second.

Angie Glover asked us to table the upgrades for now as we need to prioritize spending with the pool cover. The BOT members also highlighted the need for the electrical only upgrade (wall material needing approval separately), for the additional sockets not including removal of 5 ceiling fans @ $350. Electrical invoice shows $3,441.87 subtract $350 = $3,091.87

Call Vote-Yes 5 No 2 - Becky Earnest, Patti Peck.

C. Policies & Rules and Reg

Motion made by Deb Nixon to approve all Policies and Rules & Regulations with corrections complete. Angie Glover second. Call to Vote- Yes 7 No 0

D. Lawn Care-Juniper Landscaping were in attendance

Motion- Deb Nixon made a motion to accept Juniper Lawncare, Paul Defosse second.

Communications by phone, email or website reporting is acceptable for Juniper. Cutting will be scheduled for four zone planning.

Call to Vote-Yes 7 No 0

11. New Business

A. City Owned Properties-

In the past, sending violation letters to the city for land maintenance motivated the city to give the properties back to the park. Violation letters will be sent per our DM Dan.

B. Registered Attorney of Record-

Motion to keep Karl Bohne Jr. as our Attorney of Record made by Patti Peck, second by Deb Nixon. Yes 7 No 0

C. Pool Cover-

SCP quote included a winder which was $12,654. Dan shared he believes we can use the existing winder currently working. The BOT asked Dan to get an updated quote to include cover only with freight cost.

Motion- Motion made by Annette Ragas to accept the pool cover replacement only with freight cost, Paul Defosse second. Yes 7 No 0

12. Suggestion Box - None.

13. Public Comments-

Dianne Russo went over the bus trips schedule for the next few months advising all deposits and tickets be finalized.

A resident shared they found the ice machine not working, maybe because of storm and asked if we would keep an eye on it to be sure the blue light is on at all times to avoid an ice melt water event.

14. Trustee Comments/Announcements - Thank you for coming and your input.

15. Adjournment-8:30 pm

DEBBIE NIXON 10/29/26

Debbie Nixon, Secretary Date