

**APPROVED AS CORRECTED, APRIL 7, 2026**  
**TRAILER ESTATES PARK & RECREATION DISTRICT**  
**BOARD OF TRUSTEES REGULAR BOARD**  
**AND ORGANIZATIONAL MEETING**  
**MARCH 17, 2026**  
**MARK'S HALL**  
**1903 69<sup>TH</sup> AVENUE WEST**  
**BRADENTON, FL 34207**

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The Organizational Board Meeting was called to order by Rod Smith at 10:47 a.m.

**ROLL CALL:** Lori Dalton, Mike Duprey, Margo Fegley, Richard Fernandez, Todd Lombardi, Karon Murphy, Lenora Neal, Rod Smith and Mark Woloshyn present. Park Manager, Lee Morris, was present in the hall.

**PUBLIC COMMENT:**

- 1) Barb Braun, 1808 NY – She provided a history of Wii bowling and their inability to get someone to organize team play. She then stated she would like to see Wii bowling re-established with consoles for play in the Pelican room; or, re-instate at least one sports console. She presented a petition signed by 52 residents.
- 2) John Good came to the podium and stated his name and address under protest. He stated that money was owed to him by Trustee Neal. The Chair gaveled him for bringing up a private matter that had no connection to the District. Mr. Good continued repeatedly on this topic and was asked to leave the podium at which point he refused saying he would not sit down until physically removed. At that point, the Park Manager advised the Chair to let him speak and Mr. Good was given a new three (3) minutes. At that time Mr. Good brought up a lawsuit and asked why it was never discussed. Mr. Good then directed his comments towards the Park Manager, leaving the podium soon after.

**Closed Public Comment**

**APPROVAL OF MINUTES:**

Todd made a motion to approve the Workshop Meeting Minutes of March 3, 2026, seconded by Richard. Corrections were identified and discussed. The minutes were approved as corrected 9/0.

Todd made a motion to approve the Regular Board Meeting Minutes of March 3, 2026, seconded by Lenora. The minutes were approved as written 9/0.

**REPORT OF TREASURER:**

Regions Bank Money Market: \$ 2,163,122.82  
Trailer Estates Payroll Account: \$ 7,917.53  
Trailer Estates Vendor Pay Account: \$ 139,995.32 ~~140,118.32~~  
TOTAL: \$ 2,311,035.67

Todd made a motion to approve the Report of the Treasurer, seconded by Margo. The motion was approved 9/0.

**INVOICE APPROVAL:**

None.

**ORGANIZATIONAL SECTION:**

**CHAIRMAN:**

Richard nominated Todd Lombardi; seconded by Margo. Karon nominated Rod Smith; seconded by Todd. Rod declined ~~decline~~ the nomination. Vote results were 9/0. Todd was elected as Chairman. Meeting was turned over to Todd.

**1<sup>st</sup> VICE CHAIR:**

Lori nominated Rod Smith; seconded by Margo. Vote results were 9/0. Rod was elected as 1<sup>st</sup> Vice Chairman.

**2<sup>nd</sup> VICE CHAIR:**

Lenora nominated Richard Fernandez; seconded by Lori. Vote results were 9/0. Richard ~~Reed~~ was elected as 2nd Vice Chairman.

**TREASURER:**

Rod nominated Lenora Neal; seconded by Margo. Vote results were 9/0. Lenora was elected as Treasurer.

**SECRETARY:**

Lenora nominated Lori Dalton; seconded by Richard. Vote results were 9/0. Lori was elected as Secretary.

**OTHER TRUSTEE APPOINTMENTS BY CHAIRMAN:**

- 1) Health & Welfare Trustee – Karon Murphy
- 2) Seasonal Recreational Trustee – Margo Fegley
- 3) Continuing Recreational Trustee – Mike Duprey
- 4) North Public Relations Trustee – Richard Fernandez
- 5) South Public Relations Trustee – Rod Smith
- 6) Maintenance Trustee – Mark Woloshyn

**OTHER TRUSTEE APPOINTMENTS BY CHAIRMAN:**

- 1) Treasure Barn Committee (Barb Sewell, Mary Trotter, Linda Briggie & Ruth Coppens)
- 2) Treasure Barn Liaison – Todd Lombardi
- 3) Website Administrators – Lori Dalton & Lee Morris
- 4) Storage Lot Manager – Mike McKinnie
- 5) Dock Master – Todd Lombardi
- 6) Kitchen Managers – Peg Durham and Terri Ellenberger

Closed Organizational Section

**ITEMS PRESENTED BY BOARD & STAFF:**

- 1) **For the Record – New Trustees Swearing In (Smith)** – Todd detailed how Rod Smith, 1<sup>st</sup> Vice Chair swore in Mike Duprey, Karon Murphy and Mark Woloshyn in the office on Monday, March 16, 2026 in front of a Notary Public.
- 2) **Washco/Caldwell & Gregory Contract Determination (Neal)** – Lenora made a “Motion to cancel or extend the Laundry lease with Caldwell &

Gregory as discussed in Workshop.” The motion was seconded by Lori. A discussion followed. Lenora amended her motion to “Motion to cancel the Laundry lease with Caldwell & Gregory as discussed in Workshop.” The amended motion was seconded by Lori. The amended motion passed 9/0. Lee clarified the Board’s desire to attempt a month to month agreement with Washco and was provided an affirmative response.

**3) Auditor Selection Committee Recommendation (Neal)** – Lenora made a “Motion to enter into a contract with Mauldin & Jenkins CPA for Auditor services for 3 fiscal years, with renewal options as outlined in attached memo.” (See Attachment A below) The motion was seconded by Rod. The motion passed 9/0.

**4) Set Public Hearing for O & M Budget & Assessment (Neal)** – Lenora made a “Motion to set Public Hearing for the 2026-27 Budget & Assessments on April 21, 2026 in Mark’s Hall at 9:30 a.m. We authorize the Park Manager to send the current Proposed Budget & Assessment, plus the current Financials to property owners as per requirements.” The motion was seconded by Richard. The motion passed 9/0.

**TRUSTEE/STAFF FINAL COMMENTS:**

Lori distributed reservation forms to those trustees whose duties routinely require reservations and asked them to be returned to Kristin as soon as possible.

**UNFINISHED BUSINESS:**

None.

**ADJOURNMENT:**

Meeting adjourned at 11:12 a.m.

Respectfully submitted,

Lori Dalton, Secretary

# ATTACHMENT A (2 pages)

Trailer Estates Park & Recreation District

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## Board Agenda Memorandum

To: Trailer Estates Board of Trustees  
From: Auditor Selection Committee  
Subject: Auditor Recommendation  
Meeting Date: 3/10/2026  
Agenda Item #: 3

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### Background

- 12 Vendors Contacted
- 3 Vendors Responded to our RFP
- 2 Proposals, 1 No Bid

### Criteria

Committee scored each of the proposals based on the Firm's submittal to Trailer Estates.

### Results

Mauldin Jenkins was scored the highest Proposal by the Committee.

### Recommendation

The Committee recommends Trailer Estates Park & Recreation District enter into a 3-year Auditing Contract with Mauldin & Jenkins CPA for the following audit years:

1. September 30, 2025	\$18,000.00
2. September 30, 2026	\$18,500.00
3. September 30, 2027	\$19,000.00

This is a not to exceed fee for auditing services each year. There is an option for up to an additional 3 years at a fixed rate if so exercised.

4. September 30, 2028	\$18,000.00
5. September 30, 2029	\$18,500.00
6. September 30, 2030	\$19,000.00

Funds are available in the Office Expense/Accounting account as budgeted.

**Cost**

**Schedule of Fees**

We appreciate the opportunity to propose on providing audit services to the District, and we are pleased to submit a qualifications package including cost estimates to provide annual financial and compliance auditing services. As requested, we have listed an all-inclusive maximum fee for the audit engagement for the fiscal years 2025 through 2027. This cost proposal contains all pricing information relative to the performance of the audits.

September 30, 2025	\$18,000
September 30, 2026	\$18,500
September 30, 2027	\$19,000

**Renewal Years**

September 30, 2028	\$19,500
September 30, 2029	\$20,000
September 30, 2030	\$20,500

<b>SCHEDULE OF PROFESSIONAL FEES AND EXPENSES</b>			
<b>FOR THE AUDIT OF THE 2025 FINANCIAL STATEMENTS OF THE DISTRICT</b>			
	Hours	Hourly Rate	Total
Partners	20	350	\$ 7,000
Managers	40	275	11,000
Staff Professionals	40	185	7,400
Total for Services Described in RFP	100		25,400
Mauldin & Jenkins discount from standard fees and expenses			(7,400)
Total all inclusive not to exceed price for 2025 audit			\$ 18,000