

APPROVED AS WRITTEN, MARCH 7, 2022
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES MEETING
FEBRUARY 28, 2022
9:30 A.M.
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The meeting was called to order by Duane Trotter at 9:30 a.m.

ROLL CALL: Mary Chandler, Lori Dalton, Kathy Gregory, Russell McAlister, Louis Nickels, Pete Price and Duane Trotter present. Sandy Simonich was absent.

Park Manager:

Charles Koenig, Chairman of Tri-Par presented information regarding their Park Manager position, the many benefits and then answered Board questions regarding that position.

Harry Splett, 2104 OH – He stated the Park Manager in TE failed in the past because every board member tried to run the Park Manager.

Ruth Coppens, 6823 MA – She is glad we are considering a Park Manager and she supports the idea.

John Good, 6913 Marlin Lane – He supports hiring a Park Manager and suggested we also hire an Activities Director.

RESIDENTS COMMENTS AND QUESTIONS:

Harry Splett, 2104 OH – He voiced frustration on the board's inability to enforce Deed Restrictions. He discussed A/C units and recommends they be placed in the middle area of the home, maybe under the carport.

Jerry Nicholson, 2208 IA – He stated he was the Square Club President and then he detailed their activities and clubs they support. He ended with a call for all Mason members to join them.

Jack Bell, 6602 KS – He showed the plaque for Lonnie Stanley and thanked the board for their support. He detailed the \$150 found in Lonnie's desk and how \$80 was used for the plaque and the remaining \$70 was donated to the Beautification Committee.

Ruth Coppens, 6823 MA – She commended the board for all of their hard work on the inter local agreement with TEFCD. She then detailed some of the Auxiliary’s benefits that include social interaction both as volunteers and shoppers. She reminded the board the Auxiliary is seeking a mechanism to continue their work.
Sandy Stevens, 1814 MN – She asked if any decision about Bingo had been made?

Closed Public Comments

Responses to Public Comment

Bingo - Mary is waiting for an answer from our attorney and Lori stated Sandy should continue operating Bingo as they have been.

Duane – He stated the board looks for Deed Restriction violation. He also stated we have limited control over ARC. He then told the Square Club that the governor has lifted covid restrictions and therefore, they could have their Easter Danish and coffee inside if they wanted to. He thanked those involved for the plaque for Lonnie.

APPROVAL OF MINUTES

Mary made a motion to approve the Regular Business Meeting Minutes of February 7, 2022, seconded by Kathy. The minutes were approved as written 7/0.

Mary made a motion to approve the Workshop Meeting Minutes of February 7, 2022, seconded by Russell. The minutes were approved as corrected 7/0.

Mary made a motion to approve the Joint Meeting Minutes of February 18, 2022, seconded by Louis. The minutes were approved as written 7/0.

REPORT OF TREASURER

Checking: \$30,002.53

Investment account: \$1,487,842.39

Lori made a motion to approve the Report of the Treasurer, seconded by Russell. The motion was approved 7/0.

APPROVAL OF BILLS

Mary made a motion to pay the Blalock Walters’ bill for \$2,483.00 for acquisition of the fire station. The motion was seconded by Lori. A discussion followed. The motion passed 7/0.

Mary made a motion to pay the Blalock Walters’ bill for \$504.00 for work on 1611 MI. The motion was seconded by Pete. A discussion followed. The motion passed 7/0.

Mary made a motion to pay the Motion Picture Umbrella bill for \$2,215.00. The motion was seconded by Lori. A discussion followed. The motion passed 7/0.

STAFF OR ATTORNEY COMMENTS:

It is necessary for us to perform some organizational steps.

Chairman – Duane was nominated – voting results 7/0.

1st Vice Chairman – Russell was nominated – voting results 7/0.

2nd Vice Chairman – Mary was nominated – voting results 7/0.

Duane will cover the duties of the Maintenance Trustee until the vacancy is filled.

INFORMATIONAL REPORTS FROM TRUSTEE

- 1) Louis – He stated there are plenty of violations and he feels many are because people don't know the rules. He indicated there is enforcement and then there is education. He stated he will be working on monthly Tribune articles to explain the rules. Lori stated she would look into a place for them to accumulate on the website.
- 2) Russell – He stated the north side is doing pretty well. He had 5 addresses he turned over to Manatee County Code Enforcement. He continues to work with a motor home being repeatedly parked on Nebraska despite his efforts to educate the owner.
- 3) Kathy – she detailed her activities since our last board meeting. She detailed her request to have clubs volunteer cover the doors at a dance, etc. She then stated the Vegas Night volunteers meeting will be March 18 from 11-12.
- 4) Pete – He detailed the last Coffee Break stating it raised about \$6,500 for SE Guide Dogs. He thanked the Bocce Club for serving coffee. He stated the next Coffee Break would be March 19 and would feature the Fun Band.
- 5) Mary – She stated she had the audit report back; however, there were a couple of figures she needs to discuss with the auditor. She also stated she has been working on the 2nd draft of the budget and the voluntary disclosure for sales tax which both would be discussed later.
- 6) Lori – She stated she is accepting recurring reservations and asked that supporting documentation, either by-laws/officers or PP39 be submitted with the reservation form.
- 7) Duane – He stated he had just received the seawall repair bids which range from \$913,585 - \$1,869,130 and he will be working with Foster Consultants to vet the bids. He then detailed some problems caused when residents change the setting on the automatic ADA doors and he told residents not to

change the settings. He then asked trustees who had contact with our attorney since the last meeting (Mary, Russell & Duane) to let him know the topic and if they had received an answer.

REPORT FROM STANDING COMMITTEE

Sandy Stevens, 1814 MN, Beautification Committee – She detailed the success of the recent pizza party. She stated their next meeting would be March 9, 2022 at 1:00 and why the need to change the date. She then asked the board for their support to transfer funds to maintenance as follows: \$3,500 for tile work around the hot tub, \$1,000 for new lights at the TE sign and \$800 for tables/umbrellas for the pool area.

Lori made a motion “To approve the transfer of \$5,300 as detailed by Sandy Stevens to the maintenance department.” Mary seconded the motion. The motion passed 7/0.

OLD BUSINESS

None.

NEW BUSINESS

Legal Representation (Dalton) – Lori made a motion “To approve having the District’s Legal Firm defend a suit against the Chairman regarding an issue that resulted from another Trustee requesting his assistance at a New Year’s Eve party.” The motion was seconded by Mary. Lori amended her motion “To approve having the District’s Legal Firm defend a suit against the former Chairman, Mike Sansone, regarding an issue that resulted from another Trustee requesting his assistance at a New Year’s Eve party.” The amended motion was seconded by Mary. A discussion followed. The motion passed 7/0. Also, Pete volunteered to look into if our insurance would possibly cover the incident.

Legal Representation –Substitution Per District Attorney – Withdrawn, duplicate of previous motion.

Dock Approval for 2309 Pennsylvania Ave. (Dalton) – Lori made a motion to approve “A request by owner at 2309 Pennsylvania Ave to extend his dock by Board of Trustees.” The motion was seconded by Mary. A discussion followed. The motion passed 7/0.

Approve Payment of Sales Tax and Voluntary Disclosure Form (Chandler) – Mary made a motion to “Approve submission of Florida Department of Revenue Voluntary Disclosure of Sales Tax Due along with the payment of.” The motion was seconded by Lori. Mary amended her motion to “Approve submission of Florida Department of Revenue Voluntary Disclosure of Sales Tax Due along with the payment of \$7,370.85.” The amended motion was seconded by Lori. The motion passed 7/0. Lori will delay final changes until the cost per foot is determined in the workshop.

Review PP21A (Trotter) – Duane made a motion “As discussed in the Workshop of February 7, 2022, develop Storage Lot PP21A and separate from Boat Slips rates PP21. Review and develop cost per foot and add the 5% increase per year effective March and again in October.” The motion was seconded by Mary. A discussion followed. The motion with the revisions discussed passed 7/0.

Employee Handbook (Trotter) – Duane made a motion “As discussed in the February 7, 2022 Workshop, I make a motion to approve Isolve proposal to provide complete re-write of Employee Handbook with continuous updates.” The motion was seconded by Mary. A discussion followed. The motion passed 7/0.

REPORTS FROM CLUBS & ORGANIZATION.

None.

ADJOURNMENT

Meeting adjourned at 11:31 a.m.

Respectfully submitted,

Lori Dalton, Secretary