

**APPROVED AS CORRECTED, JANUARY 7, 2025**  
**TRAILER ESTATES PARK & RECREATION DISTRICT**  
**BOARD OF TRUSTEES WORKSHOP MEETING**  
**DECEMBER 17, 2024**  
**MARK'S HALL**  
**1903 69<sup>TH</sup> AVENUE WEST**  
**BRADENTON, FL 34207**

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

**ROLL CALL:** Lori Dalton, Dottie Deerwester, Kathy Gregory, Todd Lombardi, Louis Nickels, Cindy O'Brien, Rod Smith, Duane Trotter and Sherill Wise present. Park Manager, Lee Morris, was present in the hall.

**PUBLIC COMMENT:**

- 1) None.

Closed Public Comment

**SPECIAL PRESENTATION:**

Duane presented Terri Ellenberger with a small token (embroidered apron) of the Park's appreciation for all of her hard work and efforts to assist with meals, etc. following the two recent hurricanes.

**REPORTS FROM STANDING COMMITTEES:**

Ruth Coppens, 6823 MA, Treasure Barn (TB) Committee – She detailed some of the damages and stated they are waiting for access to assist with cleanup and repairs.

**CLUBS & ORGANIZATIONS:**

1. Karen Baker, 2204 MN, Computer Club – She detailed their first meeting in December. She stated their next meeting will be January 14 at 10:00 a.m. in Mark's Hall with a training topic of "the Cloud". She also stated they will be at the Activity Fair on January 11 and residents can join for a \$5.00 annual membership. She also provided their email and phone number.

## **DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:**

- 1) **Update Duties of the Secretary – PP1C (Dalton)** – Lori proposed updating the Duties of the Secretary PP1C to remove the monthly review of the Tribune, responsibility for the Park Directory, responsibility for having the trustee meeting dates published in the newspaper and add allowing a designee to be responsible for the bulletin boards. A discussion followed. Lori will bring this forward at today’s Board Meeting.
  
- 2) **Update Tribune Policy – PP14 (Dalton)** – Lori proposed updating the Tribune Policy – PP14 to state submission via email to officeassistant@trailerestates.com is required, to request clear instructions for the duration of the article and add the right to edit for grammatical and typographical errors. A discussion followed. Dottie recommended removing the 3:00 p.m. deadline without support. Lee recommended replacing “shall be automatically” with “may be”. Lori will bring this forward at today’s Board Meeting.
  
- 3) **Replace Rose Garden/Rescind PP40A (Morris)** – Lee detailed the need to eliminate Rose Garden Donation - PP40A due to the loss of the Rose bushes to fungus and disease. He also had Bill speak to the situation. Lee and Bill recommended replacing the plants with varieties that are more native to the area and heartier to weather and/or diseases. A discussion followed. Kathy recommended asking Manatee County Master Gardeners for recommendation for the space and maybe getting a soil test. Dottie recommended the Beautification Club provide us their opinion. She also recommended we put an article in the Tribune detailing why the Rose Garden has changed. The board approved an interactive discussion.

Sandy Stevens, 1814 MN, Beautification Club (BC) Vice President – She detailed the history of the Beautification Committee paying for the care of the roses in the past. She asked if there is a problem with a club paying for the care of the rose garden. She stated the BC would pay for the upkeep. She stated the board should vote to keep the Rose Garden as she would hate to see it go.

Barbara Hines, 6505 AZ – She started speaking about a personal issue at her home and Duane stated this interactive discussion was for the topic of the Rose Garden only and asked her to discuss her issues with Lee.

Further Rose Garden discussions followed. Duane summarized the outcome as Kathy would ask the Manatee County Master Gardeners to discuss recommendations with the Maintenance Foreman, place those recommendations in the Tribune and notify BC of their recommendations and get an email from BC as to their input including an exact detail of what the BC would supply. Todd will bring this forward at today's Board Meeting.

- 4) **Reinstate Violation Process – Limited (Smith)** – Rod recommended reinstating the violation process by the Public Relations Trustees except for those items concerning hurricane related repairs. Lee detailed how the violations records have been reset; except violations for underage and unregistered guests. A discussion followed. Rod, Sherill and Lee will reinstate their pre-hurricane processes for non-hurricane related infractions.
  
- 5) **Address & Telephone Directory (OPT-IN) (Trotter)** – Duane detailed the history of the current Address & Telephone Directory OPT-IN form. He stated the Board needs to set a final deadline for accepting the forms as well as a “Go” or “No-Go” and if “Go” then printed, online or both. A discussion followed. Dottie recommended regardless of a resident's response to the OPT-IN form a directory should be generated with their information if they did not “OPT-OUT”. Duane detailed how the OPT-IN form stated “The District understands there are residents who do NOT want their information in the directory. In this case, please do not fill out this OPT-IN form.” Duane will bring this forward at today's Board Meeting.
  
- 6) **Proposed Deed Restriction Amendments (Morris)** – Lee reopened discussion on two former Deed Restriction change discussions. First, the 31 day minimum rental of homes in Trailer Estates. He detailed that a Florida Statute may prevent this. He indicated more time to research this is needed and therefore it cannot be considered for a possible Resolution this January and owner vote in March 2025. Second, the maximum ownership/control of 3 properties at one time (grandfathering existing ~~existing~~ ownership of more than 3 properties without the need to sell any of their existing properties). This would have to get Resolution approval at the January 7, 2025 meeting and could be put to a Property Owner vote at the election on March 11,

2025 ~~2024~~. A discussion followed. Rod voiced concerns about how to promote this. Lee also cautioned the Board not to recommend residents vote for or against any referendum; but only that they vote.

- 7) **Repair & Replace Roofs at Maintenance & Treasure Barn (Lombardi)** – Todd detailed three quotes for roof repairs; Bone Dry Roofing \$64,415.35, Rapid Response Team \$70,970.62 and Southwest Florida Contracting \$65,336.00 + Gutters. All of which will be turned in for insurance reimbursement. A discussion followed. Todd will bring this forward at today's Board Meeting.

### **TRUSTEE REPORTS:**

1. Cindy – She detailed the recent One Blood event. She stated she had the fitness contracts done and provided details of some of the classes. She thanked the trustees for all of their volunteered time.
2. Kathy – She detailed past events. She thanked all of the volunteers for their help with the Friendsgiving dinner. She detailed upcoming events. She stated that she is in dire need of Poker Run volunteers and needs a good turnout at the meeting this Thursday to be able to proceed with the event. She stated New Year's Eve tickets will be available until this Saturday. She detailed how she needs volunteers for events and asked residents to review the list of events in the Tribune, pick one (or two) and call her to volunteer for the event. She also stated she wants to discuss CERT at our next meeting.
3. Todd – He stated the dock repairs have begun. He indicated the fence around the marina is currently being worked on and repairs to the north fence are scheduled to begin January 6<sup>th</sup> – 9<sup>th</sup>. He then asked clubs to ensure they accurately complete their entire event needs on the paperwork they submit so that maintenance can get them what they need. He stated with more than 60 clubs, maintenance cannot be expected to know what each club's needs are for each event.
4. Louis – He stated he is working on tax receipt deposits.
5. Lori – She again asked residents to notify her via her office email of cancellations for a specific date, vacation or throughout the summer.
6. Rod – He thanked the residents that responded to letters requesting them to resolve hanging, unsecured and dangerous roofing, etc. issues. He stated political signs need to be removed. He stated ARC permits are still required and recommended residents take care when selecting a contractor to avoid scams.

7. Dottie – She wished residents a Merry Christmas and Happy New Year. She detailed upcoming events. She stated no Bingo on Christmas and stated there would be Bingo on January 1<sup>st</sup>. She stated Bingo needs volunteers especially for calling.
8. Sherill – She stated she is still acclimating to her position and is working on the insurance spreadsheet.
9. Duane - He wished residents a Merry Christmas and Happy New Year. He also thanked Cindy for her service.

**VIOLATION REPORT:**

None.

**PARK MANAGER COMMENTS:**

He thanked Cindy for her service. He asked residents to call the office if the street light near their home is not working. He detailed a shredding event scheduled for March 1. He indicated he is working on a smoke detector installation event in February. He reminded residents there will be an election on March 11.

**UNFINISHED BUSINESS:**

None.

**ADJOURNMENT:**

Meeting adjourned at 11:45 a.m.

Respectfully submitted,

Lori Dalton, Secretary