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**TRAILER ESTATES PARK & RECREATION DISTRICT**

**BOARD OF TRUSTEE WORKSHOP**

**June 6, 2022**

**Immediately following the 9:30 a.m. Board of Trustee Meeting**

**MARK'S HALL**

**1903 69<sup>TH</sup> AVENUE WEST**

**BRADENTON, FLORIDA 34207**

1. Recurring Workshop Agenda – Seawall Repair (Chandler)
2. Activities List – Bingo (Dalton)
3. Update Trustee Duties PP1F (McAlister)
4. Large Forman Printer and Scanner Purchase (Lombardi)
5. Review Re-Write Draft of Rules and Regs Section E (Nickels)
6. Review Trailer Estates Fine Schedule (Nickels)

**RESIDENT COMMENTS**

Adjourn

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to Section 286.26, Florida Statutes, and the Americans With Disabilities Act, any handicapped person desiring to attend this meeting should contact TJ Miller at 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Reoccurring Workshop Agenda - Seawall Repair  
For Upcoming Meeting—Date Dec 20, 2021

Type of Meeting (check one): Workshop  Board Meeting

\*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.

Rationale (for workshops)/ MOTION (for board meetings): place an agenda item on the workshop to update Board & Residents regarding repair to the Marina seawall until project is outlined and financed

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) Interactive workshop to allow the exchange of information from Residents and Board Members. To be placed on Workshop agenda until further notice.

Trustee Mary Chandler

Date Submitted 12-13-21

Chairman/Designee Mike Amore Duane Trotter

Office Manager/Designee: Date Posted 12/13/2021 Initials [Signature]  
5/29/2022

TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM/POLICY PP 38

DUE IN OFFICE 10:30 A.M. WEDNESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Item Activities List - Bingo

For Upcoming Meeting—Date 06-06-2022

Type of Meeting (check one): Workshop  Board Meeting  \*

**\*It is recommended that Board Meeting Agenda Items be an agenda item on a Workshop prior to the board meeting.**

Rationale (for workshops)/ MOTION (for board meetings): To review  
proposed changes to the Bingo information posted on the website under the

Activities Tab. This just updates the information posted on the website.

An official vote may not be necessary.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**  
None.

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** Proposed new Bingo information

Trustee Lori Dalton

Date Submitted 05-24-2022

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 5/27/2022 Initials LD

## BINGO

Bingo is currently operated by Trailer Estates Park & Recreation District (TEPRD), Mothers Helping Mothers a non-profit organization that has agreed to support many of our past bingo rules.

### SECTION I.

Admission to Bingo is by District Identification Card or as a guest of a person displaying a current District Identification Card. Residents and Guests need either an ID card issued by the TEPRD office or a one night guest card obtained at bingo from the Trustee representative.

### SECTION II.

- A. Games are played every Sunday and Wednesday night (except some holidays) starting at 7:00 p.m.
- B. Helpers may buy their tickets starting at 5:30 p.m. with others buying their tickets when the helpers are ready (usually 6:00 p.m.) on game night only (no "advance" ticket sales are available).
- C. To be able to plan for a 7:00 p.m. start time, no cards shall be sold after 6:45 p.m.

### SECTION III.

All games are to be conducted under the supervision of a Trustee and is run through and by the above mentioned non-profit.

- A. The Trustee non-profit representative shall be responsible to see that all bingo games are conducted pursuant to Florida State Statutes
- B. Bingo participants are prohibited from selecting seats until one hour (60 minutes) prior to the scheduled start of the games when preceded by a scheduled activity.
  1. Any one violating this rule shall be expelled from that day's games.
  2. It shall be the responsibility of the Trustee non-profit representative to ensure this is strictly enforced.
- C. Each player may use as many cards as desired by purchasing a card.
- D. Callers may not play.

TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM PP 38

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda UP Date Trustee Duties PPIF

For Upcoming Meeting—Date June 6<sup>th</sup>

Type of Meeting (check one): Workshop  Board Meeting

**\*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): \_\_\_\_\_

up Date Trustee Duties (Remove #6)

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) Interactive workshop to allow the exchange of information from Residents and Board Members.

Remove #6 were it says is written to notify office manger of Vacant+ Lots, removals and New Homes as they occur

Trustee Russell McAlister

Date Submitted 5-19-2022

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 5/27/2022 Initials [Signature]

**TRAILER ESTATES PARK AND RECREATION DISTRICT  
TRUSTEE DUTIES PPIF**

**DUTIES OF THE PUBLIC RELATIONS TRUSTEE**

THE PUBLIC RELATIONS TRUSTEE SHALL:

1. Attempt to resolve problems concerning written complaints involving compliance of property owners and/or renters with Deed Restrictions, District Rules & Regulations, And District Policies and Procedures.
2. Respond to the complainant, acknowledging receipt of the complaint by phone call or note.
3. Report all compliance problems not resolved in a reasonable time to the board of trustees for review and action.
4. Be responsible for compliance with deed restrictions, district Rules & Regulations, and district policies/procedures in their assigned area.
  - **North trustee** – north of Florida Blvd.
  - **South trustee**-- south of Florida Blvd. (including south side of Florida)
5. Regularly check area for violations, report violations to the district office, attempt to resolve violations by working with owners and/or renters, and report on-going violations to the board for review and action.
6. ~~Notify Office Manager of vacant lots, removals and new homes as they occur~~
7. ~~Sign checks as requested.~~

MAY 19 '22 AM 9:41

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Large Format Printer and Scanner Purchase

For Upcoming Meeting—Date June 6, 2022

Type of Meeting (check one): Workshop  Board Meeting

**\*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): \_\_\_\_\_

50 + year old drawings are deteriorating and this will allow us to have digital copies.

Printer can also be used to print posters for park activities.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**

\$4300.00 Cost for Printer / scanner, paper and, ink.

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** \_\_\_\_\_

Trustee Todd Lombardi

Date Submitted 5/19/2022

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 5/27/2022 Initials TL

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MAY 19 '22 AM 9:40



**TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM PP 38**

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Review Re-Write Draft of Rules and Regs Section E

For Upcoming Meeting—Date June 6, 2022

Type of Meeting (check one): Workshop  Board Meeting

**\*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): Review draft of Re-Write of Rules and Regulations Section E to include Fine Schedule and update procedure to levi fines

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) Draft of Re-Write for Section E, Rules and Regulations

Trustee Louis Nickels

Date Submitted 5/27/2022

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 5/27/2022 Initials LN

**TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM PP 38**

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Review Trailer Estates Fine Schedule

For Upcoming Meeting—Date June 6, 2022

Type of Meeting (check one): Workshop  Board Meeting

**\*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): \_\_\_\_\_

Review the schedule of fines previously adopted by the TE Board of Trustees in  
light of comments received from the District Council on April 11, 2022 and in  
comparison to Tri-Par fine schedule.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this  
Agenda Item. Please list the attachments.) \_\_\_\_\_

TE Schedule of Fines

Tri-par Schedule of Fines

Email with Comments from Blalock Walters

Trustee Louis Nickels

Date Submitted 5/26/2022

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 5/27/2022 Initials [Signature]

APR 25 '22 AM 10:12

**chairman@trailerestates.com**

**From:** Mark Barnebey <mbarnebey@blalockwalters.com>  
**Sent:** Monday, April 11, 2022 9:25 AM  
**To:** Chairman at Trailer Estates  
**Cc:** TJ Miller  
**Subject:** RE: Penalty/Fine Schedule.

Chair – The schedule is legally fine. However, you may want to consider how other communities handle these types of penalties or fines. The primary goal should be compliance with your regulations and thus the fine schedule is recommended to reflect this approach. Because the resident may not realize the matter is a violation of the rule, even though they should have knowledge of the rule, often the initial violation is a relatively small penalty, but it increases with each violation. Thus, the first violation may be \$25, the second \$50, and the third and each subsequent violation is \$100 (or \$200). Each day of a violation is considered a violation (and that should be noted in your fine schedule). Thus, this type of scenario, if you had someone with a guest that was not registered, you would have a violation of \$25 and if not corrected on the first day, then there would be another violation of \$50, and, if still not corrected, the third day would be a fine of \$100, which would increase by \$100 per day until it was corrected. You should also note on the schedule that penalties for the failure of the parcel owner or any occupant, licensee, or invitee of the parcel owner to comply with any provision of the rules and regulations of the District may include suspension, for a reasonable period of time, of the right of a member, or any authorized occupant, licensee, or invitee of the member, to use common areas and facilities. The suspension of facility may not exceed 30 days per violation.

If you want to discuss this with me further, please feel free to call me.

Mark P. Barnebey  
Board Certified in City, County and Local Government Law



802 11th Street West | Bradenton, FL 34205  
3 North Tamiami Trail, #400 | Sarasota, FL 34236

Office 941 748 0100 | Facsimile 941.745.2093  
[mbarnebey@blalockwalters.com](mailto:mbarnebey@blalockwalters.com)

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**From:** TJ Miller <trailerestates@trailerestates.com>  
**Sent:** Thursday, March 24, 2022 10:13 AM  
**To:** Mark Barnebey <mbarnebey@blalockwalters.com>  
**Subject:** Penalty/Fine Schedule

Good morning Mark,

MAY 27 '22 AM 8:52

TRAILER ESTATES PARK AND RECREATION DISTRICT  
 SCHEDULE OF PENALTIES  
 PURSUANT TO LAWS OF FLORIDA, CHAPTER 2021-261, EFFECTIVE JUNE 29, 2021

PENALTY/FINE SCHEDULE				
No.	VIOLATION	APPLICABLE REGULATION	1 <sup>st</sup> Occurrence	Continuing violation
1	No ARC permit applied for prior to construction/installation of an improvement	DR1	100	10
2	Hanging laundry outside to dry in a manner in violation of Deed Restriction #8	DR8	25	5
3	Grass not cut - in addition to the DR7 remedy	DR7	25	1
4	Weeds not controlled	DR7	25	1
5	Failure to remove rubbish from property	DR7	25	5
6	Boat stored on property	DR6	25	5
7	RV stored on property	DR6	25	5
8	Other trailer stored on property	DR6	25	5
9	Displaying a Banner on property	DR4	25	5
10	Real estate sign not "on" or "in" the window	DR4	25	5
11	Displaying a sign on the property	DR4	50	5
12	Displaying an advertisement on the property	DR4	50	5
13	Constructing improvements in the setback area	DR2	100	25
14	Dog or other pet in the "No Pet" sections of TE	DR10	100	25
15	Allowing an Underaged occupant to reside on a property.	DR11, PP26 & PP28	100	25
16	Allowing a "guest" to stay more than 30 days in a year	DR11; RR Part A, Sec II	100	50
17	Failure to obtain TE approval of a lease or sublease before it takes effect	DR12; PP26	100	10
18	Failure to obtain TE approval of a sale or transfer of title	DR12; PP26	100	1
19	Failure to obtain written permission from TE to moor or anchor a yacht, boat, houseboat, or other vessel on any canal	DR - Exhibit A, 1st, 3rd, & 4th Additions	200	200
20	Failure to obtain written permission from TE for construction of a Sea wall, wharf, landing, boathouse, or other structure extending into or over Sarasota Bay, any canal, or other water located in said subdivision	DR - Exhibit A, 1st, 3rd, & 4th Additions	200	200
21	Failure to obtain written permission from TE before any waterfront property or extension thereof is filled, or the contours thereof changed, or the depth of any canal, or other water way is changed	DR - Exhibit A, 1st, 3rd, & 4th Additions	200	200
22	Allowing a guest or a visitor to use the owner's FOB without the owner's being present	PP27A	100	10
23	Failure to update owner information annually	PP27A	25	1
24	Failure to submit Agreement of Responsibility Renter Resident document to TE office	PP28	200	10
25	Failure to submit Age Verification Data to TE office	PP29	100	10
26	Failure to register a guest with the TE office	PP30	50	5
27	Parking vehicle on TE property without a permit or after expiration of a TE parking permit	PP35	50	5

TRAILER ESTATES PARK AND RECREATION DISTRICT  
 SCHEDULE OF PENALTIES  
 PURSUANT TO LAWS OF FLORIDA, CHAPTER 2021-261, EFFECTIVE JUNE 29, 2021

PENALTY/FINE SCHEDULE				
No.	VIOLATION	APPLICABLE REGULATION	1 <sup>st</sup> Occurrence	Continuing violation
28	Overnight parking on any TE property, other than the Park Lane parking lot	RR, Part D	50	5
29	Failure to register Emotional Support animal annually	PP40	100	10
30	Disposing of garbage in dumpster after dumpster has reached capacity	PP45	100	NA
31	Allowing persons rejected for occupancy to stay (sleep) in home or on the property	PP26, 28, 30	100	50
32	Allowing a dog or cat off owner's property without a leash	PP40	50	NA
33	Failure to pick up dog or cat waste	PP40	50	NA
34	Misuse of all Facilities	RR Part E	50	NA
35	Failure to maintain current registration or license plates on boats, trailers, recreational vehicles or other items stored in the storage lot or moored in the marina	PP23	50	10
36	Failure to update registration, in the TE office, on boats, trailers, recreational vehicles or other items stored in the storage lot or moored in the marina	PP23	50	10
37	Depositing garbage, trash, rubbish, appliances, or other items on the ground in or around the dumpsters	PP45	200	25
38	Placing remodeling debris in the dumpster, in violation of PP45	PP45	200	5
39	Other violations of the Refuse/Dumpster Policy	PP45	200	200
40	Renting a room, in a home, to another person	DR 3	100	50
41	Other violations of Rules and Regulations or Policies & Procedures not specifically listed	RR	50	10
42	Other violations of Deed Restrictions not specifically listed	DR	100	50
43	Commercial use of the marina by a boat slip renter	RR, Part A, Sec IX	200	200
44	Commercial use of the storage lot by a storage lot renter	RR, Part A, Sec IX	200	200

Abbreviations				
	ARC = Architectural Review Committee			
	BL = Trailer Estates Bylaws			
	CH = Trailer Estates Charter – Chapter 2021-261 Florida Laws			
	DR = Deed Restrictions			
	PP = Policies and Procedures			
	RR = Rules and Regulations			
	TE = Trailer Estates Park and Recreation District			
	TEB = Trailer Estates Park and Recreation District Board of Trustees			

MAY 27 '22 AM 9:51

TRAILER ESTATES PARK AND RECREATION DISTRICT  
 SCHEDULE OF PENALTIES  
 PURSUANT TO LAWS OF FLORIDA, CHAPTER 2021-261, EFFECTIVE JUNE 29, 2021

<b>PENALTY/FINE SCHEDULE</b>				
No.	VIOLATION	APPLICABLE REGULATION	1 <sup>st</sup> Occurrence	Continuing violation
<b>Definitions</b>				
	"stored on property" = physically present on a lot or lots for more than seventy-two (72) consecutive hours			
	"underaged occupant" = as defined in the Deed Restrictions, Part 11			
	"banner" = a strip of cloth on which a sign is painted; and/or a strip of cloth on which a sign is painted			
	"sign" = a strip of cloth on which a sign is painted; and/or a posted command, warning, or direction			
	"political signs" = any banner, flag, sign, or other material supporting a political position, candidate, party, or ideology.			
	"flags" = a usually rectangular piece of fabric of distinctive design that is used as a symbol (as of a nation), as a signaling device, or as a decoration			
	"Guest" = as defined in the Rules & Regulations, Part A, Sec II			
	"Visitor" = as defined in the Rules & Regulations, Part A, Sec III			
	"Renter Resident" = as defined in the Rules & Regulations, Part A, Sec IV			
	"Trespassers" = as defined in the Rules & Regulations, Part A, Sec VI			

<b>Extracted from Trailer Estates Charter – Chapter 2021-261 Florida Laws</b>	
Sec 15 (7)	To adopt and enforce reasonable rules and regulations governing the use of the facilities of the District as provided by general law, and to prescribe penalties for violations of such rules and regulations. Such rules and regulations to be enforced shall include deed restrictions.
Sec 15 (7)	(a) 1. The rate of such penalties shall be fixed by a resolution of the trustees, as herein provided, but may not exceed \$200 per violation against any member, or any authorized occupant, licensee, or invitee of the member, for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply
	(a) 2. A fine may be levied by the trustees for each day of a continuing violation, with a single notice and opportunity for hearing, not to exceed a cumulative total maximum of \$1,000.

0012722002

# TRI-PAR FINE SCHEDULE

## ITEM 5.34.1 FINE SCHEDULE

Violation	Fine
Purchase Property without approval by Trustees	\$100 per day
Owner occupancy without approval by Trustees	\$100 per day
Renter occupancy without approval by Trustees	Owner: \$100 per day; Renter: \$100 per day
Permitting underage occupant	\$100 per day
Visitor more than 30 days in 12 months	\$100 per day
Allowing persons rejected for occupancy to sleep in home or on property	\$100 per day
Unightly carport and/or property, after 7-day notice	\$100 per day
Parking Violations (Sec. 5.10 of the Policies & Procedures	\$100 per day
Dog or cat in non-pet section	\$25 per day
Dog or cat off owner's property without leash	\$50 per occurrence
Dog or cat waste not picked up	\$50 per occurrence
Misuse of FOB	\$100 per occurrence
Pool Violations (Section 5.05)	\$50 per occurrence
Building Permit Violations (Sec. 5.24 of the Policies & Procedures	\$100 per occurrence
Any other violation of Policies & Procedures	\$100 per occurrence or per day as applicable
<b>All fines subject to a maximum of \$1,000 per occurrence</b>	