

APROVED AS CORRECTED, JUNE 16, 2026
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES REGULAR BOARD MEETING
MAY 19, 2026
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Regular Board Meeting was called to order by Todd Lombardi at 10:28 a.m.

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

PUBLIC COMMENT:

- 1) Cindy O'Brien, 1707 NY – She thanked the Trustees. She indicated that the residents appreciate Mike selling dance tickets at the door. She stated she would like to see 3 keys issued for the Activity Center lockers and she would like to have signs at the marina with the manatee hotline number on them. She then again stated she would like the budget to be clearer and required Board approval for spending over \$500 and Trustee approval for all credit card purchases. She also would like to hear periodic updates on the convalescent room, laundry room and Post Office.
- 2) Jeff Admundson, 1608 Tennessee – ~~He~~ ~~How~~ asked about the sale of property on TN regarding zoning , what we gain and if it's large enough for a home. Todd indicated the zoning is currently government and would be changed to residential at the sale of the property. Todd then indicated the park would gain the sale of the property and annual assessments; he also confirmed the lot is larger than many.

Closed Public Comment

APPROVAL OF MINUTES:

Rod made a motion to approve the Workshop Meeting Minutes of April 21, 2026, seconded by Richard. The minutes were approved as written 8/0.

Margo made a motion to approve the Regular Board Meeting Minutes of April 21, 2026, seconded by Mark. Corrections were identified and discussed. The minutes were approved as corrected 8/0.

REPORT OF TREASURER:

Regions Bank Money Market: \$ 1,962,590.39
Trailer Estates Payroll Account: \$ 26,227.04
Trailer Estates Vendor Pay Account: \$ 171,413.57
TOTAL: \$ 2,160,231.00

Rod made a motion to approve the Report of the Treasurer (as presented by Lee Morris), seconded by Mike. The motion was approved 8/0.

INVOICE APPROVAL:

None.

ITEMS PRESENTED BY BOARD & STAFF:

- 1) **Personal Watercraft – Marina (Lombardi)** – Todd made a “Motion to authorize staff and legal counsel to prepare revisions to marina regulations, rental agreements and fee schedules to permit personal watercraft in designated 20-foot marina slips and rule changes subject to final Board approval.” The motion was seconded by Richard. The motion passed 8/0.

- 2) **Woodshop Roof Replacement (Woloshyn)** – Mark made a “Motion to award the Woodshop Roofing project to AKVM Roofing for a TPO & Metal Pan Roof in the amount of \$18,844.00.” The motion was seconded by Lori. A discussion followed. Mark amended his motion to make a “Motion to award the Woodshop Roofing project to AKVM Construction Group for a TPO & Metal Pan Roof in the amount of \$18,844.00.” The amended motion was seconded by Lori. The amended motion passed 8/0.

- 3) **Resolution 2026-06 Registered Agent (Lombardi)** – Lori made a “Motion to adopt Resolution 2026-06 to appoint Todd Lombardi as Registered Agent for the Trailer Estates Park & Recreation Special District.” The motion was seconded by Margo. The motion passed 8/0.

- 4) **Memo From Chairman – Re-ARC Members (Lombardi)** – Todd made a “Motion to accept Chairman Lombardi’s recommendation to re-appoint the ARC members as listed in the attached memorandum” (See Exhibit A). The motion was seconded by Lori. The motion passed 8/0.

TRUSTEE/STAFF FINAL COMMENTS:

None.

UNFINISHED BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 10:41 a.m.

Respectfully submitted,

Lori Dalton, Secretary

EXHIBIT A

TRAILER ESTATES PARK AND RECREATION DISTRICT
MEMORANDUM

TO: TRAILER ESTATES BOARD OF TRUSTEES
FROM: TODD LOMBARDI, CHAIRMAN
SUBJECT: RE-APPOINTMENT OF ARC MEMBERS
DATE: 05/11/2026

As a function of the Chairman's office, I hereby re-appoint the following members to the Architectural Review Committee (ARC):

Charlie Rizzo

Howard Moore

Dr. Denise Petrelli-Holst

Richard Fernandez

Their current terms expire June 30, 2026. The new terms will be from July 1, 2026 to June 30, 2027.