

APPROVED AS WRITTEN, MARCH 3, 2026
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP MEETING
FEBRUARY 17, 2026
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Workshop Meeting was called to order by Duane Trotter at 9:31 a.m.

ROLL CALL: Lori Dalton, Margo Fegley, Richard Fernandez, Todd Lombardi, Lenora Neal, Cynthia O'Brien, Rod Smith and Duane Trotter present. Park Manager, Lee Morris, was present in the hall.

PUBLIC COMMENT:

- 1) None.

Closed Public Comment

REPORTS FROM STANDING COMMITTEES:

Barbara Sewel, 6608 Dakota, Treasure Barn (TB) Committee – She indicated even though they were closed a couple of days due to weather, they earned \$3,537.50 with a total earnings since October of \$27,731.75. She was asked if they need anything and she indicated that Lee provides very well for their needs.

CLUBS & ORGANIZATIONS:

1. Karen Baker, 2204 MN, Veterans Club – She detailed the upcoming Flag Retirement Ceremony on March 3 and 6:00 at the beach. She provided details of the entire event.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:

- 1) **Hurricane Expense & Reimbursement Recap (Neal)** – Lenora provided a detailed accounting of the insurance payouts from the 2 named storms; Helene & Milton; and the Electrical Storm all from the last quarter of 2024. A discussion followed. No further action is required.

- 2) **New Camera Placement (Lombardi)** – Todd detailed placement plans for 5 new cameras around TE Common Areas and Buildings. A discussion followed. No further action is required.

- 3) **Washco-Caldwell & Gregory Contract Expiring (Neal/Morris)** – Lenora detailed that the contract for the Laundry Machines is expiring May 28, 2026. They brought up options that may include the need for a 60 day change or cancellation notice to the Lessee. She recommends closing the laundry. A discussion followed. Lenora will bring this forward at today’s Board Meeting.

- 4) **Budget Schedule (Neal/Morris)** - Lenora provided details of the Plan for Budget & Assessment Rollout for 2026-2027. A discussion followed.

TRUSTEE REPORTS:

1. Cindy – She detailed the Coffee Break presentations on February 28, 2026. She detailed the February 19, 2026 Health Fair from 10-12. She commended the volunteers at the 85+ luncheon for their attention to detail and for making each guest feel special. She also thanked the Treasure Barn volunteers and stated they can always use more volunteers.
2. Richard – He indicated they recently had an Enforcement Committee Meeting and they have closed 95 violations. He recommends residents look out for mold, mildew and brush, etc.
3. Rod – He recommends snowbirds make sure their yard & exterior is watched by someone. Watch for vandalism issues over the summer; especially since the trustees don’t notice vandalism issues at the back of the homes. He also asked residents to secure outdoor stuff with the thought of hurricane winds in mind. He also asked residents to update their contact information in the office and to ensure repairs get done or scheduled to get done.
4. Lori – She provided details on reservations. She also reminded owners to vote March 10 from 12-8 on the 3 items that affect our Deed Restrictions. She then noted a trustee’s vote to have a question appear on the ballot should not be construed as their personal support of that item.
5. Todd – He updated the status of the new park sign. He indicated they are replacing the safety ladders at the marina.
6. Lenora – She stated more and more people are coming to Bingo and the pots are getting bigger.

7. Margo – She detailed the success of her past event; then provided details on the upcoming Sweet Fleet event. She stated residents should watch the March Tribune for upcoming events.
8. Duane – None.

VIOLATION REPORT:

Available online.

PARK MANAGER COMMENTS:

He detailed the Town Hall style meeting on March 3, 2026 in the large hall. He provided more details on the Health Fair this Thursday and the Coffee Break on February 28. He strongly recommends snowbirds get a ring camera to protect their home. He then detailed Manatee County restrictions due to the extreme drought; including prohibiting required pressure washing through July 1, 2026 and a total burn ban – no fire pits, etc.

UNFINISHED BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 10:07 a.m.

Respectfully submitted,

Lori Dalton, Secretary