

APPROVED AS WRITTEN, SEPTEMBER 19, 2022
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES EMERGENCY MEETING CONTINUATION

SEPTEMBER 15, 2022

9:30 A.M.

MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Emergency meeting from September 14, 2022 was resumed by Duane Trotter at 9:30 a.m.

ROLL CALL: Mary Chandler, Kathy Gregory, Todd Lombardi, Russell McAlister, Louis Nickels and Duane Trotter present. Lori Dalton and Sandy Simonich joined via zoom. Pete Price was absent. Mark Barnebey also joined the meeting.

PUBLIC HEARING

Mary asked if there was anyone, either live or on zoom, who had not had the benefit of hearing her presentation yesterday and needed it repeated. There was none.

RESIDENTS COMMENTS AND QUESTIONS:

Martin Bengston, 6607 OR – He detailed his concerns with the low price of slip rentals. He indicated he had checked slip rentals in a 10 mile radius and found our rates to be 25% of those around us. He voiced concerns that all residents are being asked to subsidize all boat owners. He recommended raising each slip by \$130 per month for 10 years to pay for the seawall. He stated that since the marina has limited access, it is not fair and equitable for all. Mary stated there is no guarantee the boat owners would keep their slip for 10 years nor that all slips would remain full. Duane compared it to the pool and asked if there was a problem, could we only charge those who can use it? Martin stated the marina is not a common area and the pool is. Todd stated a big raise will drive away renters. Mary asked if slip rental can be used to pay back the loan. Mark stated the marina is an amenity for the entire community and it benefits all property owners by elevating property values. Martin asked to see information in writing that states slip rental cannot be used to pay back the loan. Mary indicated all bond information is on the website. Ritesh Patel from Nabors, Giblin and Nickerson, stated Rizzetta and Comany determined that the marina benefits all

residents and it protects from soil erosion and flooding. He then detailed the two methods to pay the loan other than the special assessment which both involve penalties for pre-payment. He offered possibly reducing the special assessment from year to year. Mary stated we will look for additional income and probably reduce the annual operating budget which benefits all property owners. Martin stated he thinks the boat slip rental should be the same regardless of property ownership status. Louis agreed the marina rates are not as high as they should be; however, he does not support boat owners paying for the seawall. Mary stated the seawall protects from a cave in and all property owners benefit from eliminating the safety hazard. Martin stated those who don't use the marina like a boat owner should not pay and we should run it like a business. He did acknowledge that the board will never please all the people all the time. Todd stated we don't have the cash on hand and must get a loan to perform the critical repairs now. He stated we could look at other options later. Martin wants other options addressed now. Mary indicated Martin had made some great points. She stated we are looking to generate more revenue and will be discussing boat rates in October. She tasked Martin with holding the board accountable and attending meetings and asking when is the board going to ...? She asked him to keep checking up on us and reminding us. Mark stated he thinks Martin is asking us not to take action today; however, if we delay, the interest rate may change. Martin then asked if the repair work is a fixed rate; what about overruns? Todd stated no one knows what is under the concrete and this is our "best guess". There are no guarantees that there won't be overruns. He has done his best to eliminate this possibility; however, you don't know what you don't know. Martin asked if we would need to borrow more money later? Todd stated the professionals involved don't anticipate overruns. Martin asked about warranty/guarantee and is the company bonded and insured. Todd indicated they are bonded and insured, the work has a 1 year warranty and a 75 year life expectancy. Martin asked about a catastrophic event and Mary stated it would be covered by our insurance.

Jim Angerame, 1614 MN – He detailed how the marina adds more value to his home than his share of the cost to repair the seawall. He stated many meetings have no one in attendance; either in person or via zoom. He hears residents complain about last minute decision when he has heard topics discussed for many meetings before actions are taken.

Sylvia Harbison, 6514 WA – She voiced concerns about many residents’ inability to pay the special assessment. She doesn’t want to lose her home and wants the board to consider those struggling financially.

Closed Public Comments

NEW BUSINESS

Adopt Resolution 2022-03 Seawall Improvement Project Final Assessment

Resolution (Chandler) – Mary made a motion to “Adopt Resolution 2022-03 Seawall Improvement Project Final Assessment Resolution.” The motion was seconded by Todd. The motion passed 8/0.

Adopt Resolution 2022-04 Taxable Special Assessment Bond Series 2022

Resolution (Chandler) – Mary made a motion to “Adopt Resolution 2022-04 Taxable Special Assessment Bond Series 2022 Resolution.” The motion was seconded by Todd. The motion passed 8/0.

PUBLIC COMMENT

Martin Bengston, 6607 OR – He asked the board to add “how to bring in more revenue” at the next meeting. Duane stated he would add it to the next workshop.

ADJOURNMENT

Meeting adjourned at 10:16 a.m.

Respectfully submitted,

Lori Dalton, Secretary