

# Trailer Estates Park and Recreation District

Board of Trustees  
Regular Board Meeting  
March 17, 2026  
Following Workshop  
Mark's Hall  
1903 69<sup>th</sup> Avenue West  
Bradenton, FL 34207

Call to Order

Roll Call

Public Comment (Limit 3 Minutes on Any Topic)

Approval of Minutes

Treasurers Report

Invoice Approval -

Organizational Section-

Election of Chairman (Conducted by Rod Smith, 1<sup>st</sup> Vice Chairman)

New Chairman is seated after vote

Chairman conducts voting for the following positions:

- 1) 1<sup>st</sup> Vice Chairman
- 2) 2<sup>nd</sup> Vice Chairman
- 3) Treasurer
- 4) Secretary

Appointments made by Chairman:

- 1) Health & Welfare Trustee
- 2) Seasonal Recreational Trustee
- 3) Continuing Recreational Trustee
- 4) North Public Relations Trustee
- 5) South Public Relations Trustee
- 6) Maintenance Trustee

Appointment of Special Positions (Current)

1. Treasure Barn Committee (Barb Sewell, Mary Trotter, Linda Briggie, Ruth Coppen)
2. Treasure Barn Trustee Liaison (Trustee Lombardi)
3. Website Administrators (Lori Dalton, Lee Morris)
4. Storage Lot Master (Mike McKinnie)
5. Dock Master (Todd Lombardi)
6. Kitchen Managers (Peg Durham, Terri Ellenberger)

Close Organizational Section

## Items Presented by Board & Staff

1. For the Record - New Trustees Swearing In
2. Washco/Caldwell & Gregory Contract Determination
3. Auditor Selection Committee Recommendation
4. Set Public Hearing for O & M Budget & Assessment
5. Any Motions Required as a Result of Ballot Amendment Workshop Discussion

Trustee/Staff Final Comments

Unfinished Business

Adjournment

Trailer Estates broadcasts its Meeting live on Channel 732 inside the Community.

Zoom Meeting Access:

Topic: Board Meeting March 17, 2026

Time: Mar 17, 2026 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87570775117?pwd=Igf1726GGgG0xx2W1WHlwIEAb9KyUt.1>

Meeting ID: 875 7077 5117

Passcode: BMk97e

One tap mobile

+13052241968,,87570775117#,,,,\*012085# US

+16469313860,,87570775117#,,,,\*012085# US

Mobile Password: 012085

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**

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda For The Record - New Trustees Sworn In

For Upcoming Meeting—Date March 17, 2026

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): \_\_\_\_\_

The following new Trustees were sworn in (in front of a Notary Public) by 1st Vice

Chair Rod Smith on Monday, March 16, 2026:

Karon Sue Murphy

Mark Woloshyn

Mike Duprey

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.)** \_\_\_\_\_

Trustee 1st Vice Chair

Date Submitted March 9, 2026

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

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

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

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Laundry Machine Contract (Washco/Caldwell & Gregory)

For Upcoming Meeting—Date March 17, 2026

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): \_\_\_\_\_

Motion to cancel or extend the Laundry lease with Caldwell & Gregory as discussed in  
Workshop.

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.)** \_\_\_\_\_

Laundry Lease & 2nd Addendum

Trustee Treasurer Neal

Date Submitted March 9, 2026

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

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

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

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Auditor Selection Committee - Recommended Vendor

For Upcoming Meeting—Date March 17, 2026

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): motion to enter into a contract with Mauldin & Jenkins CPA for Audit services for 3 fiscal years, with renewal options as outlined in attached memo.

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

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** Memorandum and Pricing Sheet from Successful Proposal.

Trustee Treasurer Neal

Date Submitted March 9, 2026

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

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

Trailer Estates Park & Recreation District

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**Board Agenda Memorandum**

To: Trailer Estates Board of Trustees  
From: Auditor Selection Committee  
Subject: Auditor Recommendation  
Meeting Date: 3/10/2026  
Agenda Item #: 3

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**Background**

- 12 Vendors Contacted
- 3 Vendors Responded to our RFP
- 2 Proposals, 1 No Bid

**Criteria**

Committee scored each of the proposals based on the Firm's submittal to Trailer Estates.

**Results**

Mauldin Jenkins was scored the highest Proposal by the Committee.

**Recommendation**

The Committee recommends Trailer Estates Park & Recreation District enter into a 3-year Auditing Contract with Mauldin & Jenkins CPA for the following audit years:

- |                       |             |
|-----------------------|-------------|
| 1. September 30, 2025 | \$18,000.00 |
| 2. September 30, 2026 | \$18,500.00 |
| 3. September 30, 2027 | \$19,000.00 |

This is a not to exceed fee for auditing services each year. There is an option for up to an additional 3 years at a fixed rate if so exercised.

- |                       |             |
|-----------------------|-------------|
| 4. September 30, 2028 | \$18,000.00 |
| 5. September 30, 2029 | \$18,500.00 |
| 6. September 30, 2030 | \$19,000.00 |

Funds are available in the Office Expense/Accounting account as budgeted.

**Cost**

**Schedule of Fees**

We appreciate the opportunity to propose on providing audit services to the District, and we are pleased to submit a qualifications package including cost estimates to provide annual financial and compliance auditing services. As requested, we have listed an all-inclusive maximum fee for the audit engagement for the fiscal years 2025 through 2027. This cost proposal contains all pricing information relative to the performance of the audits.

September 30, 2025	\$18,000
September 30, 2026	\$18,500
September 30, 2027	\$19,000

**Renewal Years**

September 30, 2028	\$19,500
September 30, 2029	\$20,000
September 30, 2030	\$20,500

<b>SCHEDULE OF PROFESSIONAL FEES AND EXPENSES</b>			
FOR THE AUDIT OF THE 2025 FINANCIAL STATEMENTS OF THE DISTRICT			
	Hours	Hourly Rate	Total
Partners	20	350	\$ 7,000
Managers	40	275	11,000
Staff Professionals	40	185	7,400
Total for Services Described in RFP	100		25,400
Mauldin & Jenkins discount from standard fees and expenses			(7,400)
Total all inclusive not to exceed price for 2025 audit			\$ 18,000

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

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DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Set Public Hearing Date for 2026/27 Budget & Assessment

For Upcoming Meeting—Date March 17, 2026

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): Motion to set  
Public Hearing for the 2026-27 Budget & Assessments on April 21, 2026 in Mark's Hall  
at 9:30am. We authorize the Park Manager to send the current Proposed Budget &  
Assessment, plus the current Financials to property owners as per requirements.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**  
\$1500.00

Attachments: **(Please attach any diagrams or pertinent information concerning this**  
**Agenda Item. Please list the attachments.)** 2026-27 Proposed Budget & Assessment

Trustee Treasurer Neal

Date Submitted March 9, 2026

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

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

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

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Deed Restriction Amendmen Results - Any Motions Required per Workshop Discussion

For Upcoming Meeting—Date March 17, 2026

Type of Meeting (check one): Workshop  Board Meeting

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

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.)** \_\_\_\_\_

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\_\_\_\_\_

Trustee Chairman

Date Submitted March 9, 2026

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

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_