

APPROVED AS WITTEN, MAY 2, 2022  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES MEETING

APRIL 18, 2022

9:30 A.M.

MARK'S HALL

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

BRADENTON, FL 34207

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

**ROLL CALL:** Mary Chandler, Lori Dalton, Kathy Gregory, Russell McAlister, Louis Nickels, Pete Price and Duane Trotter present. Sandy Simonich join via zoom later in the meeting.

**RESIDENTS COMMENTS AND QUESTIONS:**

Gary LeBouf, 6907 Park Lane – He voiced concerns that a Park Manager (PM) might want to cut corners with employees and he does not want to affect our exceptional employees.

George Phillips, 6504 TX – He appreciated the different options presented and liked Tri-Par's PM securing funds from other areas. He stated the management firm fell short due to lack of knowledge of special districts and their largest client is only 600 homes. He stated there is value in a PM or Management Company (MC) and stated the increase would only be \$46.00 per lot, per year and he feels that is very reasonable.

Jim Bolton, 6918 Tarpon Lane – He stated he agreed with George and asked if the \$46 was correct. He detailed an HOA he was associated with hiring a MC and it didn't work out. He cautioned that a low bid may equal low performance and in any case we should get a limited contract and perform frequent performance evaluations. He feels the PM doing day-to-day activities would free up the board for rule making and eliminate conflicts with neighbors.

John Good, 6913 Marlin Lane – He referenced an email he sent to the Chairman asking that Mike Neal not be renewed to the ARC. He warned litigation if Mike remained on the ARC.

Closed Public Comments

### **Responses to Public Comment**

Mary – She stated the \$46 assumes the PM would be funded only 50% by assessments and 50% from funds expected from the fire department closure and could be done this way for a couple of years. She stated the assumed cost of a MC would be contingent on their ability to save the district money elsewhere; it assumes offsetting costs.

Louis – He stated he appreciates the support of the park for a PM. He knows the PM would help him and Russell; however, that should not be the only deciding factor.

Duane – He stated he considered the ARC appointments and wants to speak to Dr. Good regarding his civil suit; however, he will appoint Mike Neal to the ARC.

### **APPROVAL OF MINUTES**

Mary made a motion to approve the Regular Business Meeting Minutes of April 4, 2022, seconded by Pete. The minutes were approved as written 7/0. Russell made a motion to approve the Workshop Meeting Minutes of April 4, 2022, seconded by Kathy. The minutes were approved as written 7/0.

### **REPORT OF TREASURER**

Checking: \$ 32,817.85

Investment account: \$ 1,284,692.94

Lori made a motion to approve the Report of the Treasurer, seconded by Russell. The motion was approved 7/0.

### **APPROVAL OF BILLS**

None.

### **STAFF OR ATTORNEY COMMENTS:**

None.

### **INFORMATIONAL REPORTS FROM TRUSTEE**

- 1) Kathy – She thanked the residents for attending. She detailed her recent and upcoming dances. She then provided figures for the Seasonal Recreation this past season. She detailed the Vegas Night plans.
- 2) Pete – He stated the last Coffee Break had a speaker from the sheriff's department and the attendance was down. He provided details for the

summer dances and asked if Bingo could go back to how it was four years ago; run by volunteers for the board. Duane asked Pete to bring this back at a future workshop.

- 3) Louis – He indicated he is working on 7-10 issues; most of which are campers not parked all the way under the carport. He asked residents to submit complaints in writing to the office using the complaint form.
- 4) Russell – He detailed the new tab on the website for PR Trustee Beneficial Information which currently has the county sweeps planned for May. He asked residents to put their stuff away before leaving for the summer.
- 5) Lori – She read an excerpt from a June 2019 email detailing why the search feature would not work on our website. She then detailed her support of getting the seawall repaired as soon as possible. She then stated the new Charter 2021-261 needs to be updated in the Rules and Regs.; twice in Part A and once in Part E. This also occurs five times in the By-laws; Article I, Article IV, twice in Article VIII and in Article XI. The board supported her making those corrections and changing the revision dates to point back to this meeting.
- 6) Mary – She indicated she has been devoting her time to the budget to be discussed later.
- 7) Duane (Maintenance) – He stated the painting of the building project starts today with pressure washing and the project should be completed in about four weeks. He stated hurricane season starts June 1<sup>st</sup> and Manatee County Commissioner, Misty Servia, will have a presentation here on June 16 at 7:00.
- 8) Duane (Chairman) – None.

### **REPORT FROM STANDING COMMITTEE**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

**Rates: Boat slips – PP27 (Dalton)** – Lori made a motion “To approve the revised PP21 to only include Boat Slip rates as discussed at the Workshop on April 4, 2022.” The motion was seconded by Mary. The motion passed 7/0.

**Verification Form For Storage Lot Rentals – PP25A (Dalton)** – Lori made a motion “To approve the additional information about the residents’ address and P. O Box as discussed at the Workshop on April 4, 2022.” The motion was seconded by Mary. Lori amended her motion “To approve the additional information on PP25A about the residents’ address and P. O Box as discussed at the Workshop on April 4, 2022.” The amended motion was seconded by Mary. The motion passed 7/0.

**Trustee Duties – Duties of Health & Welfare – PP1G (Dalton)** – Lori made a motion “To approve the additional duties to Health & Welfare Trustee – PP1G as discussed at the Workshop on February 7, 2022 and April 4, 2022.” The motion was seconded by Mary. The motion passed 7/0.

### **REPORTS FROM CLUBS & ORGANIZATION.**

Laura Freese, 6619 CT, CERT – She detailed recent CERT training resulting in 9 new members. She thanked the residents for supporting their breakfast fund raisers. She stated hurricane guides are available at the Post Office and the Activity Center. She also stated CERT has forms to sign up in advance for special needs shelters.

Dottie Deerwester, 1804 OH, Computer Club – She stated they had their last meeting and training in April and they would resume in December. She stated tech assistance would be available through the summer; just email or call for assistance and the person most qualified to assist will.

Dottie Deerwester, 1804 OH, Veterans Club – She detailed plans for an event on November 11, Veterans’ Day. She stated she would be soliciting board approval to place 4 donated POW flags in the park. She also is looking for Color Guard volunteers and a resident to sing the national anthem at the ceremony. She also detailed they are planning a flag exchange. She stated she can be contacted at 707-972-5055.

Sandy Stevens, 1814 MN, Bingo – She wants the board to make a decision regarding Bingo and Mothers Helping Mothers and would like an answer today.

John Good, 6913 Marlin Lane, Homeowners Club – He detailed their last meeting and states they support a PM, more golf cart parking at the post office and sidewalks on Bay. They would also like a crosswalk at American Way and Florida Blvd. and he voiced concerns that there are no background checks performed by the office.

## **PUBLIC HEARING 2022-2023 BUDGET**

Mary presented the one year operating budget. She clarified that the bond issue must be done separately since it is a 15 year payback. She then presented the annual operating budget proposal and went through the details of how it was arrived at. She then indicated there were three version of the budget. V1-\$1,165.37 would be to keep the same process we have currently. V2-\$1,211.43 would be to hire a Park Manager (PM) with 50% of their salary subsidized from anticipated fire department funds. V3-\$1,211.43 to hire a Management Company (MC) and a PM that is still 50% funded; this assumes the MC will find \$120,000 in savings.

## **PUBLIC COMMENTS:**

Unidentified – He stated the MC would be a cost on top of hiring a PM.

Harry Splett, 2104 OH – He stated he wants some of the capital items removed; the pool expansion and the PM since trustees can appoint a committee to assist them. Duane stated the pool expansion and PM were requested by residents and we are only in the budget phase.

Gordon Elton, 1804 OH – He stated he did not have enough facts to decide if a PM or MC would be best and hopes the board will do more investigations.

Joe Carey, 1803 WS – He asked what an application fee was. Duane stated it's a fee collected for processing paperwork when a property is bought, etc. Joe asked how the decision would be made; by the board or a referendum. Duane stated by the board.

Jim Brunett, 6522 NE – He stated he supports a PM. He voiced concerns about the \$6.00 per door cost for the MC.

Denise Beauchamp, 1817 OH – She stated she thinks the entire cost of the PM should be in the budget and then detailed her recommendation of how the dollars should be displayed.

Todd Lombardi, 6617 CA – He stated he supports V3 with the PM & MC then the dollars are available for us to decide either/or in the future.

Cathy Faggioni, 1805 IL – She stated the wifi alone saves her \$1,200 each year and as an added bonus, it works. She likes the PM and is confused how a MC & PM could be the same cost on the assessment.

Jim Angerame, 1614 MN – He stated he wants the money in the budget for a PM. He stated he thinks much of our costs are very good.

Mahal Sofia, 6619 E. Bayou – She asked if we would still have responses.

Debbie Smrke, 1795 MA – She cautioned the board not to rush into a PM to ensure we maintain our amazing staff.

Gary LeBouf, 6907 Park Lane – He stated he supports a PM. He stated Tri-Par seems very happy with their PM. He then stated the benefits we get for our park fees are awesome.

George Phillips, 6504 TX – He voiced concerns if he votes for V2 or V3 that it will exclude the other. He recommends setting aside the money for both and decide later.

June Phillips, 6504 TX – She stated she is happy to consider PM or MC and supports V2 & V3. She then detailed her knowledge of associations sharing information and feels it is beneficial.

Carole Durand, 6604 NJ – She thanked the board for setting aside money for a PM. She stated the money from the fire department would help us pay for the PM for a couple of years; but, then there would be another increase in the assessment. Mary detailed the money from the fire department coming to the park September 30, 2022; however, there are too many unknowns about how much.

Pamela Kemper, 6612 CA – She detailed her background and then recommended the board include funds for a MC.

Dennis Koehler, 1903 IN – He stated its how we solve the complaints that is an issue. He thinks it is a good thing to have a PM trained in our form of government; a PM with a proper skill set.

Mark Teegardin, 6912 W. Bayou – He recommends a PM. He also stated any capital improvements benefit all property owners.

Dottie Deerwester, 1804 OH – She stated she supports a MC; the board should be advisory.

Ruth Coppens, 6823 MA – She stated she supports a certified PM; V2. She stated the PM should come with lots of knowledge. She stated Mary is very over worked and should be able to get an emergency accountant to help immediately.

Closed Public Hearing

### **RECESS TO THE WORKSHOP**

Meeting recessed at 12:24 p.m.

**MEETING RESUMED**

Meeting resumed at 2:26 p.m.

**NEW BUSINESS**

**Approve 2022-2023 Budget (Chandler)** – Mary made a motion “To approved the 2022-2023 Budget as discussed in the Public Hearing and Workshop on April 18, 2022 and approve Resolution 2022-2023.” The motion was seconded by Pete. The motion passed 8/0 (Sandy was available for this vote).

**ADJOURNMENT**

Meeting adjourned at 2:33 p.m.

Respectfully submitted,

Lori Dalton, Secretary