

APPROVED AS WRITTEN, FEBRUARY 6, 2023
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES MEETING
JANUARY 16, 2023
9:30 A.M.
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The meeting was called to order by Duane Trotter at 9:30 a.m.

ROLL CALL: Mary Chandler, Lori Dalton, Kathy Gregory, Todd Lombardi, Russell McAlister, Louis Nickels, Sandra Simonich, Rodney Smith and Duane Trotter present.

RESIDENTS COMMENTS AND QUESTIONS:

Pat Prosser, 6819 American Way – She asked why the survey in the Tribune was addressed to renters? She stated she feels it should only have been sent to property owners and should have included a signature line. She also asked about the amount of the quote for the seawall repair, how much the loan amount was and what the interest rate is.

Gordon Elton, 1804 OH – He commented on PP27 being made an annual form was just wording on the document. He voiced concerns that the PP40 changes being made did not include the actual “new” PP40 with the agenda. He also stated he was unclear what the workshop item for Health & Welfare instructors was about and he thinks PP13 didn't get updated.

Dottie Deerwester, 1804 OH – She complimented Britta and Peg for their successful Activity Fair.

Gail Opper, 1915 MN – She agreed with Dottie; however, she voiced concerns about a non-resident attendee who sued the park. She was frustrated that she showed up as a presenter at the Activity Fair. Gail stated we should collect the money owed to TE. She stated she supports fines; however, the law doesn't mean a thing to some.

Julie Hoch, 1711 IL – She voiced concerns about the doors being locked for some events.

Closed Public Comments

Responses to Public Comment

Kathy – She stated she wants the renters included in the survey as they attend park functions.

Todd – He recalled the amount for the seawall was \$1,300,000, the loan was for \$1,500,000 to include the cost for obtaining the loan; but, was unclear of the interest rate. Duane asked him to contact Pat with the specifics.

Duane – He stated PP27 was only being changed to state it was an annual document. He stated it was an oversight that PP40 was not attached to the agenda and it is available in the office.

Mary – She stated she will follow up with Gail on what changed that may allow us to collect on outstanding debt. She detailed possible reporting to the credit bureaus and the board supported her following up with that.

Lori – She detailed the concerns with the south doors to the large hall being locked when there is a ticketed event. A discussion followed and the board agreed ticketed events will need to have the south doors manned to get tickets.

APPROVAL OF MINUTES

Todd made a motion to approve the Organizational Meeting Minutes of January 2, 2023, seconded by Rodney. The minutes were approved as corrected 9/0.

Kathy made a motion to approve the Regular Business Meeting Minutes of January 2, 2023, seconded by Todd. The minutes were approved as written 9/0.

Russell made a motion to approve the Workshop Meeting Minutes of January 2, 2023, seconded by Mary. The minutes were approved as written 9/0.

REPORT OF TREASURER

Regions Bank Checking: \$41,778.47

Regions Bank Money Market: \$1,228,223.14

Regions Seawall Loan Account: \$573,680.41

Treasure Barn: \$18,550.95

Uncommitted Funds (from TEFCD): \$268,440.83

Lori made a motion to approve the Report of the Treasurer, seconded by Todd. The motion was approved 9/0.

APPROVAL OF BILLS

Mary made a motion to pay the Blalock Walters' bill for \$597.50 related to the transfer of a second piece of property at the former fire station. The motion was seconded by Lori. A discussion followed. The motion passed 9/0.

STAFF OR ATTORNEY COMMENTS:

None.

INFORMATIONAL REPORTS FROM TRUSTEE

- 1) Kathy – She thanked everyone for helping with taking down the Christmas Decorations. She detailed recent events, dances and a movie night. She stated Saturday, 1/21/23, would be a special Showtime and that 1/28/23 would be back to being a dance. She detailed how the movie license works and that she cannot put the name of the movie where non-residents can see it; she can only list it on channel 732 or bulletin boards that require a fob to view. She stated she is looking for Activity Planning Volunteers. She then detailed the website calendar and explained how it works. She put the responsibility on the requestor to ensure their event appears on the calendar with complete setup instructions.
- 2) Sandra – She thanked Peg and Britta for the Activity Fair. She detailed a blood drive on January 19, 2023 from 8-2.
- 3) Todd – He detailed the status of the seawall repairs. He stated Maintenance has been working to reestablish water and electricity. He stated Maintenance has painted the sheds at the bocce and horseshoe courts.
- 4) Mary – She stated she is continuing to work on the Spectrum contract. She detailed the need to have the buildings in the park appraised and expects their report back in the next few weeks. She stated we are now accepting credit card payments in the office with a 3% processing charge. As a result of the December referendum she is working on an updated Charter to be placed on the website. She detailed the upcoming budget work to be done. She stated she would have the draft letter to be sent to residents regarding the seawall loan pre-payment option. She asked residents to report to FPL when a street light is either not working or remaining lit all day as she works on why we are being charged for the power.
- 5) Louis – He stated he is working on underage problems and will probably be issuing fines. He stated he will be inventorying communication boxes in the swales looking for those that are out of service and can be removed.
- 6) Rodney – He detailed the first Pot Luck tomorrow and the upcoming Coffee Break. He stated the February Coffee Break would be an auction to benefit the SE Guide Dogs, March would feature the Fun Singers and April would feature crime prevention.

- 7) Russell – He repeated Mary’s statement that residents need to contact FPL regarding light pole issues. He thanked the resident on WA for getting the necessary county permit to put curbs on county property. He stated he too is working with unregistered residents. He asked a resident on MA to remove the cargo trailer and put it back in storage. He stated fine letters would be going out.
- 8) Lori – She asked for direction with scheduling a memorial service in Mark’s Hall on Monday, March 20, 2023 to have access at 3:00. A discussion followed. The board agreed we would conclude the meeting by 3:00. Lori then detailed some recent issues with cancelled events showing up, others rearranging setups and expressing frustrations with multiple trustees. Lori supported Kathy’s recommendation to check the website calendar before arriving for an event to ensure it has not been cancelled and where it is scheduled. She then stated scheduling issues are handled by her and technology issues are handled by Todd. She asked residents to stop calling Bill directly. She indicated she is accepting reservations for May 2023/April 2024 on the new PP37 form and that by-laws/officers or PP39 must accompany your recurring reservation. She also detailed the delays expected with processing the forms.
- 9) Duane – He stated he is appointing Peg Durham as the Kitchen Manager and Terri Ellenberger as the Assistant Kitchen Manager. He detailed a problem with previous Bingo Kitchen letter of interest not being received by clubs and stated a new email with a response by January 31, 2023 was sent.

REPORT FROM STANDING COMMITTEE

Barbara Sewell, 6608 Dakota, Treasure Barn Committee – She detailed the sales over the past few weeks and stated the new balance in the TB account is \$18,550.95. She stated the group has decided they would like to explore financing the update to the large hall. She asked for an itemized list of the large hall updates with estimated costs for each item so she can present it at the February 8, 2023 TB meeting. She also stated she would like to see residents’ paintings showcased as they used to be showcased in Mark’s Hall.

OLD BUSINESS

None.

NEW BUSINESS

Update PP27 – Owner Information Form (Dalton) – Lori made a motion “To approve the updates to PP27 – Owner Information Form to be an annual document as discussed at the workshop on January 2, 2023.” The motion was seconded by Mary. A discussion followed. The motion passed 9/0.

PP40 – (Gregory) – Kathy made a “Motion to approve the revised policy and procedure #40 as discussed in the 11/12/22 and 1/2/23 workshops.” An attachment of the changes to PP40 per Legal Advice is attached to these minutes. The motion was seconded by Mary. A discussion followed. The motion passed 9/0.

REPORTS FROM CLUBS & ORGANIZATION.

Gordon Elton, 1804 OH, Veterans Club – He detailed their meeting schedule. He detailed the successful Veterans Day event and his plans to have a flag retirement ceremony on March 21 starting at 6:30 p.m. at the beach with the flag burning ceremony about 7:30 p.m. He hopes to have a flag exchange on flag day and they will be planning the Veterans Day celebration for November.

Dottie Deerwester, 1804 OH, Computer Club – She detailed their meeting schedule. She stated they have 75 members and they provide tech assistance for members only. She detailed some issues with Spectrum and their 2G & 5G issues. She provided contact information for the club.

ADJOURNMENT

Meeting adjourned at 10:48 a.m.

Respectfully submitted,

Lori Dalton, Secretary

Attachment- Changes to PP40 Per Legal Advice

- The District cannot restrict An ESA based on breed or weight. It is okay to request this information for identification purposes, but a decision to deny cannot be based on breed and/or weight.
- The words, “Florida Statutes” was added behind Fair Housing Amendments Act of 1988.
- The word “condition” is used for disability.
- Residents are no longer required to maintain adequate homeowner’s insurance coverage to protect against personal injury and property damage resulting due to actions of resident’s emotional support animal
- Under the conduct/behavior of said emotional support animal, the following changes were made:
 - ESA shall not pose a threat to the safety or health to others (removed bite any person or other animal); removed all reference to walking ESA in common areas. ESAs have the right to be in common areas.
- Under the Initial Application Requirements for Keeping an Emotional Support Animal the following changes were made:
 - Removed the requirement for the licensed healthcare provider to complete the section of the PP40 that detailed the rationale for the ESA.
 - Only a letter from the licensed healthcare provider with the rationale is required. The letter must contain information to support the need for ESA and that the ESA does work, perform tasks, provides assistance, and/or provides therapeutic emotional support with respect to the individual’s condition.
 - Resident will be informed within 10 days of initial submission if application is approved or denied.
 - In the case of subsequent emotional support requests, all the above steps must be met.
 - The requirement of written evidence of Manatee County’s license/registration and current vaccine records remain.
- Under the Annual Application Requirements, the following changes were made:
 - Removed the requirement for the licensed healthcare provider to complete the section on PP40 that detailed the rationale for the ESA.
 - Resident completes the top of PP40 and submits a copy of the original licensed healthcare provider letter and vaccine requirements to the office for approval.