

APPROVED AS WRITTEN, DECEMBER 17, 2024
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP MEETING

NOVEMBER 19, 2024
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, Dottie Deerwester, Kathy Gregory, Todd Lombardi, Cindy O'Brien, Rod Smith and Duane Trotter present. Louis Nickels was absent. 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 she didn't have anything to report. She stated they are waiting to resume their activities and she will announce when in the future they can begin accepting donations.

CLUBS & ORGANIZATIONS:

1. Gordon Elton, 1804 OH, Veterans Club – He provided details of the recent celebration held on Veterans Day. He stated a Space Force flag was donated so now all branches of the service are represented.
2. Terri Ellenberger, 6810 MA, Cook's Night Out – She indicated this group did a thorough cleaning of the kitchen and organized utensil, etc. She asked that all groups thoroughly clean up after each use and return used items to their original location.
3. Sandy Stevens, 1814 MN, Beautification Club (BC) – She stated the January 27th dance will be held and tickets will start being sold at the Hobby Bazaar on December 7. She asked if the benches donated down by the marina would be covered by insurance and then stated the BC would offer to help any way they could.

4. Deb Smrke, 1705 MN, Hobby Club – She detailed the Cookies for Sharing effort on December 6 and how they are working to determine who is here. She also provided some details regarding the Valentine luncheon in February with more to follow. She then listed the dates for the Hobby Bazaar as Dec. 7, 2024, Jan. 4, 2025, Feb. 1, 2025 and Mar. 1, 2025.

CANDIDATE INTERVIEW FOR TRUSTEE SEAT #8:

The board interviewed Sherill Wise for Trustee Seat #8. Charlie Rizzo, 6512 CT moderated. Sherill introduced herself and trustees asked her questions.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:

- 1) **Storm Aftermath – Discussion (Trotter)** – Duane opened the discussion of storm issues, clean-up efforts and any insurance updates. He asked trustees for their ideas of how to improve post disaster efforts. A discussion followed. Places for improvements included generators, prevention, removing ALL boats from marina for every named storm, improve communication on who picks up debris, etc., have one source of information and a backup system for power strikes to fix 732 issues quicker. Bill stated the 732 backup is already in the works.
- 2) **Proposed Board Meeting Calendar for 2025 (Trotter)** – Duane presented a proposed 2025 Board Meeting & Workshop Calendar. A discussion followed. Clarification of the January 2, 2025 being our last January organizational meeting and stating future organizational meetings would be held in March at the beginning of the first meeting following the March elections.
- 3) **Reopen Buildings & Restart Activities – Limited (Morris)** – Lee presented the status of the Fire Panel and his thoughts on reopening buildings and restarting activities. A discussion followed. All activities will restart November 20, 2024 except Bingo which will restart December 1, 2024.
- 4) **Marina Repairs – Storm Damage – Hurricane Helene (Lombardi)** – Todd detailed the quote from Duncan Seawall for the repairs. He indicated the majority should be reimbursed from the boat owners who left their boats in the marina during the storm and in turn causing the damage. He stated everywhere a boat was left in there was damage. He

recommended making it part of the lease agreement to require boat owners to remove their boat for all named storms. A discussion followed. Todd will work on lease revisions and bring them forward at the next meeting.

- 5) **Board Appreciation for Hurricane Assistance – 2024 (Trotter)** – Duane stated he may miss someone and he apologized in advance. Then he thanked Trailer Estates Covenant Church, Palmetto Point Civic Association, Jazzercise ladies, Holiday Park, Bayside Community Church and Mercy Chefs, Patty Jensen, Margo & Paul Fegley, Mean Deans Local Kitchen, Inspiration Academy, Anna Maria Oyster Bar AND the residents of Trailer Estates who helped neighbor to neighbor for the good of our community! He also thanked Gary Militelo and his roofing crew, the Fortunes for bringing a motor home filled with supplies, all the street rollers picking up loose screws and nails, TEOA club who made and distributed sandwiches, Pete Withem for all of his Kabota work, the crew that pulled roofing out of the marina and the residents that served food. He also thanked the trustees, maintenance staff and the Park Manager. On behalf of the board, he thanked them all. He stated framed certificates of appreciation were created and will be presented soon.

- 6) **Fire Systems Repairs & Replacement Equipment – Insurance Offset (Lombardi)** – Todd detailed the needed repairs to the Fire Systems damaged by a lightning strike around September 4, 2024. The estimate includes 1 year of panel monitoring for an estimated cost of \$18,948.00. A discussion followed. Details of difficulty getting bids were provided.

- 7) **6510 Kansas Foreclosure by TE (Morris)** – Lee detailed the current status of 6510 Kansas and the history of how we got here. He stated this is an exceptional situation and recommended TE foreclose on their lien.

TRUSTEE REPORTS:

1. Dottie – She commented on all the work residents have put in and stated how the park is getting back to a new normal. She detailed how Bingo would restart December 1, Coffee Break on December 21 with free tickets being required; and the first Pot Luck would be January 21, 2025. She

stated residents should watch 732 and Facebook for updates. She then addressed the need to adhere to our Charter item 11 which requires the cost of Bingo supplies to be subtracted from the proceeds before winnings are paid. She indicated the decision to have \$15 from the Red and Blue jackpots in January through April would accomplish this for the year. Dottie is to submit an amendment to PP15A detailing this.

2. Rod – He thanked the residents for their efforts post hurricane. He stated he and Lee had identified some unsecured trailers in the park. Phone calls have been attempted and letters will be sent requesting the owners to stabilize their homes. He stated the general election is over and political signage needs to be removed by December 5. He then detailed the need for addresses on each home in 4 inch numbers.
3. Lori – She agreed with the work the residents have put in. She stated the 4 inch house numbers on homes needs to be in actual digits not written out. She then detailed the change to minutes and asked trustees if the minutes are lacking to let her know as early as possible following the meeting. She then detailed the extra change to PP37 modified on September 17th to include an area for days and months which was approved by Kathy. She ended with the need for residents to notify her via secretary@trailerestates.com of cancellations for a specific date, vacation or throughout the summer.
4. Todd – He stated 732 is still not working for homes on Oregon and west. He stated Spectrum is working on the problem. He indicated he thinks the park will come back stronger than it was before. He then asked people to stop placing recycling on the ground around the post office; pointing out the small recycle basket is now located at the front of the post office.
5. Kathy – She detailed the Friendsgiving Dinner on November 26 at 2:00. She stated a current TE Office issued ID and ticket will be required for the sold out event. She detailed upcoming events and highlighted the dances would go back to beginning at 7:00. She also stated we would be inviting Tri Par residents to join us for the Manatee Concert Band event. She then detailed the Christmas Party, New Year's Eve party and Poker Run. The Poker Run needs volunteers for two more stops and their next meeting will be December 19, in Mark's Hall at 1:00.
6. Cindy – She stated the work the residents have done is pretty impressive. She indicated she is working on a Tai Chi class in January which will be limited to 20 people. She detailed some possible upcoming events.
7. Duane – Earlier he clarified temporary RV parking would be extended and re-evaluated at the December Board Meeting. He asked trustees to ensure

they have completed the mandatory Ethics training before the end of December. He then asked residents to be patient as we work to get the dumpsters dumped. It seems as soon as they are dumped, they are filled again and the response from Wastepro is slower than normal due to the volume of waste all of their customers are dealing with.

PARK MANAGER COMMENTS:

He provided a detailed exhibit of the December 3, 2024 Referendum vote. Pam Kemper, 6614 CA, indicated there was a lot of confusion about the referendum vote and the fear it is a “power grab”. A discussion followed. Trustees and Lee detailed how changes to the Deed Restrictions would always still require a referendum vote from the property owners. Pam recommended an information drive. Dan Kesicki, 1603 TN, asked if the vote was for owners only and received an affirmative response. Margo Fegley, 6613 CT, recommended the board address this at the Friendsgiving dinner. Lee then stated there is still a suspension for writing violations for building issues.

UNFINISHED BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 11:16 a.m.

Respectfully submitted,

Lori Dalton, Secretary