

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

AUGUST 20, 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: Dottie Deerwester, Kathy Gregory, Todd Lombardi, Louis Nickels, Rod Smith and Duane Trotter present. Lori Dalton and Cindy O'Brien joined via Zoom. Park Manager, Lee Morris, was present in the hall.

PUBLIC COMMENT

Donna Fishburn, 1607 IA – She stated the Tiki Roof is too much money. She feels it should be voted on in December as a single item. Those residents she has spoken to do not seem to want it. She also voiced concerns about cleanup and attracting rodents. Then she asked how the roof holds up in a storm and what would prevent the thatching from blowing into the pool and clogging filters?

Gordon Elton, 1804 OH – He spoke about item #8. He asked if the board discussed this before. He asked questions about the property width and how much access exists, potential uses and could it be detrimental to the owners on Tennessee. He also voiced concerns that it is not part of the original plot map and could we collect an assessment. He asked if it would really be a benefit to the park at about \$50 per resident.

Closed Public Comment

REPORTS FROM STANDING COMMITTEES

Barbara Sewel, 6608 Dakota, Treasure Barn (TB) Committee – She stated they have been working hard to get ready with their new to them equipment. They look forward to seeing everyone when they reopen in October.

CLUBS & ORGANIZATIONS

None.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF

- 1) **Resolution 2024-05 Continuing Imposition of Special Assessment (Trotter)** – Duane detailed the need to adopt Resolution 2024-05 as attached. A discussion followed. Duane will bring this forward at today’s Board Meeting.
- 2) **Discuss – Procedure Trailer Estates uses to Change Deed Restrictions (Morris)** – Lee detailed our current requirements to change the Deed Restrictions. He recommended we ask residents to support a change to the current requirements and align how they update like; recommend doing how the Charter is updated and put this to a vote with the December elections. A discussion followed. Lee will look into how voting works on multiple owners and of multiple properties. Also how LLCs vote. This will be brought back in September.
- 3) **Update Rules & Regulations Part C (Dalton)** – Lori recommended adding “except vendors who sell handcrafted items” to Rules & Regs., Part C, Section III, item C. A discussion followed. Lori will bring this forward at today’s Board Meeting.
- 4) **Revise PP13 Procedures for Paid Instructors(O’Brien)** – Cindy detailed the need to expand summer activities with a modified number of residents attending, no fee instructors or adding a fee for residents. A discussion followed. Cindy will bring this forward at today’s Board Meeting.
- 5) **Spa Heater Replacement (Lombardi)** – Todd detailed the need to replace the Spa Heater and provided the quotes. A discussion followed. Todd will bring this forward at today’s Board Meeting.
- 6) **Spa Repairs (Lombardi)** – Todd detailed the leak in the Spa, the cost of the leak detection and the estimated cost to repair it. A discussion followed. Todd will bring this forward at today’s Board Meeting.
- 7) **Discuss – Pool Shade & Decking/Beach Area Tiki (Lombardi)** – Todd detailed a plan to expand the pool deck and have a Tiki shade covering

and replace the existing Pavilion at the beach with a Tiki Hut. A discussion followed. No further immediate action is required.

8) Discuss – Sale of District Owned Property 1600 Tennessee (Trotter) –

Duane opened the discussion of selling 1600 Tennessee Avenue which is the old playground property and currently a vacant lot. A discussion followed. Lee will bring back the costs for the appraisal, survey and possible zoning changes at a future meeting.

TRUSTEE REPORTS

- 1) Dottie – She detailed her upcoming events and her efforts to schedule a Karaoke at the Beach event. She detailed Bingo attendance.
- 2) Cindy – She detailed the start of Corn Hole and is working on other summer activities. She will work on finding a resident to oversee the start of Corn Hole.
- 3) Rod – He stated grass is growing and needs to be mowed 3 times a month. He detailed concerns about swales not being mowed. He then detailed the Complaint Form process and responses. The board discussed how Complaint Forms are handled.
- 4) Kathy – She stated Frontier came to take care of hanging boxes and damaged boxes in the swales. She gave Lee Frontier’s contact information and offered to provide it to residents who contact her. She indicated she will have her Seasonal Recreation events on the website soon.
- 5) Lori – None.
- 6) Todd – He detailed the bathroom update. He stated the guys are very busy. He stated he still has 20’ slips available in the marina. He also responded there was no damage to the docks from the recent storm.
- 7) Louis – He stated his next big project is Employee Benefits and has scheduled a conference call with the insurance provider and Lee.
- 8) Duane – He stated we have a vacant seat 8 on the board and asked those interested to submit a letter of interest and a resume to the office by September 13, 2024. He thanked Russell for his exceptional hard work and Arlene for her contributions. He indicated the office has only received 287 opt-in forms for the telephone directory. He asked residents to get the forms in soon, the forms are available in the Tribune and on the website. He reminded residents that today is Primary voting.

VIOLATION REPORT

The Violation Report was passed out at the meeting and consisted of 36 open violations.

PARK MANAGER COMMENTS

Lee stated staff had to mow property at 1604 NY and 1704 NY. He detailed how during the storm one un-mowed swale stopped the proper flow of water movement and caused significant flooding of a home. He also detailed some minor damage to the north side fencing.

UNFINISHED BUSINESS

None.

ADJOURNMENT

Meeting adjourned at 11:31 a.m.

Respectfully submitted,

Lori Dalton, Secretary