

APPROVED AS CORRECTED, OCTOBER 15, 2024
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP
SEPTEMBER 17, 2024
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

Correction note is attached.

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

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

PUBLIC COMMENT

Lenora Neal, 6619 CA – She stated she does not support Bingo recouping costs from the players. She stated the Charter says we can but does not require it. She stated we do not charge other groups for their cards, etc. She asked if we are going to recoup costs, we need to include the details in the Bingo Rules – PP15A.

Closed Public Comment

REPORTS FROM STANDING COMMITTEES

Barbara Sewel, 6608 Dakota, Treasure Barn (TB) Committee – She stated they are getting ready for their re-opening on October 5. She asked if and how to get a permanent sign on 41 similar to the church signage? She also stated two of the two wheeled carts have flats and asked if it would be better to replace tires or get new carts.

CLUBS & ORGANIZATIONS

None.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF

- 1) **Resolution 2024-06 Procedure to Change Deed Restrictions (Morris)** – Lee presented the proposed Resolution, Referendum Notice and events timeline to change the way Deed Restriction updates are voted on to work the same as updates to the Charter. A discussion followed. It was noted “Deed Restrictions” needs to be capitalized. Referendum

wording will change to strike ~~provide a new~~ to revise the. The new Referendum verbiage will be “Shall the District Enabling Act (“Charter”) be amended to revise the process to change the District Deed Restrictions by following the same process as changing the Charter using a referendum election of the qualified electors of the District?” These changes will also need to be made to the referendum question found on page 2 of the Resolution. This will be brought forward at today’s Board Meeting.

- 2) **Discuss – Revise PP37 Reservation for Function (Gregory)** – Kathy recommended adding a start date and end date for functions on PP37. A discussion followed. This will be brought forward at today’s Board Meeting.
- 3) **Big Fish Technologies Managed Services Agreement (Morris)** – Lee presented the proposed new agreement with Big Fish to include new services such as email changes, new server, new Paxton Access Control coverage and OneDrive Cloud storage. A discussion followed. This will be brought forward at today’s Board Meeting.
- 4) **Update Bingo Policy – Revise PP15A (Deerwester)** – Dottie recommended updating PP15A, Section III C to prohibit players from holding up the line while going through stacks of cards to find preferred cards. A discussion followed. Dottie withdrew this topic.
- 5) **“More Details in Minutes of Discussion Held During Workshop” (Deerwester)** – Dottie recommended the workshop minutes be more detailed with the pros and cons raised during a discussion. A discussion followed. This will be brought forward at today’s Board Meeting.
- 6) **Salary & Benefit Plan Fiscal Year 2024-2025 (Nickels)** – Louis detailed the proposed staff wage increases and benefit costs. A discussion followed. This will be brought forward at today’s Board Meeting.
- 7) **Install Park Benches – 1600 Tennessee (Deerwester)** – Dottie recommended again placing tables and benches at 1600 TN for residents to enjoy this green space until something else happens there. A discussion followed. This will be brought forward at today’s Board Meeting.

- 8) **Replacement & Possible Relocation of Practice Golf Equipment (Deerwester)** – Dottie recommended replacement and possibly relocating the practice golf space. She stated the current equipment is unusable and that the current location floods. A discussion followed. Todd indicated that replacement of the equipment was already in the works. Duane indicated Maintenance would determine the best location on TEN. This will be brought forward at today's Board Meeting.
- 9) **Resolution 2024-07 Indemnification (Trotter)** – Duane presented Resolution 2024-07 to provide indemnification, support and legal defense provisions for Board Members, Officers, certain employees, independent contractors, ARC members and Committees of the District. A discussion followed. This will be brought forward at today's Board Meeting.
- 10) **Insurance Renewals – Fiscal Year 2024-2025 (Nickels)** – Louis presented the information regarding insurance renewals with EGIS and the costs associated. A discussion followed. This will be brought forward at today's Board Meeting.
- 11) **Real Estate Sign – Change Display Rules (Morris)** – Lee recommended loosening the restrictions on real estate signage and detailed why. A discussion followed. The board supported following the Deed Restriction and then maybe work on fixing them in the future.

TRUSTEE REPORTS

- 1) Dottie – She detailed Bingo attendance and payouts for August. She detailed recent past events including the Golf Cart Scavenger Hunt and Karaoke. She detailed upcoming events including a Karaoke/Potluck on September 30 and a Monster Mash Dance on October 31.
- 2) Rod – He stated he has not written as many violations; however, residents need to keep up on their grass, weeds and watch for mold/mildew on trailers. He also recommended residents keep their yards clear as part of hurricane preparedness. He also recommended neighbors let their neighbors know if hired lawn services are not performing as expected.
- 3) Louis – He will be working on year end items.
- 4) Lori – None.

- 5) Todd – He stated he has quotes to fix the Post Office Building that was damaged by a car. He detailed the status of the large hall bathrooms. He then detailed the marina slips available.
- 6) Kathy – She detailed the Summer Cookout. She thanked all of the volunteers; Terri for meal planning, shopping, preparing and cooking and also the maintenance staff. She asked for ideas of how to reduce the number of “no shows” to events. She then detailed upcoming events including the Dinner & Musical Bingo on November 15.
- 7) Duane – He stated the office has received one application to fill seat 8 and that it will be discussed on October 15. He then reminded Trustees that the required Ethics training needs to be done and encouraged those who have not completed the course to do so soon.

PARK MANAGER COMMENTS

Lee thanked those involved for the Summer Cookout. He detailed the affects to the park from the recent lightning strike and the status of repairs. He stated this would likely result in an insurance claim. He stated the attorney filed violation liens for 2203 Illinois and 6520 Kansas. He recommended to residents that since we have Cable and Internet access 24/7 them to buy a camera to watch their property. He indicated the next Enforcement Committee meeting will be in early November.

UNFINISHED BUSINESS

Rod – He asked Lee if everyone named on the deed can vote and Lee gave an affirmative answer. Rod then asked about the status of the investigation on the 1600 TN property and Lee responded he has not finalized it yet; stating it will require a specialized appraisal.

ADJOURNMENT

Meeting adjourned at 11:39 a.m.

Respectfully submitted,

Lori Dalton, Secretary

ATTACHMENT - Corrections

Sept 17, 2024

Review of Trustee Workshop Draft Minutes

DISCUSSION ITEM #1: Resolution 2024-26 Procedure to Change Deed Restrictions:

Discussion followed. Concern that proposed language is not clear and if not understood or is confusing to residents, then there is a higher chance to be voted down. Discussion also included the need to educate the residents about this amendment and to use all TE media resources, i.e., Tribune, Channel 732, TE website & Facebook.

CHANGE:

Amendment to Trailer Estates Park and Recreation District Enabling Act Process for Changing Deed Restrictions

Shall the District Enabling Act ("Charter") be amended to ~~revise the~~ **provide a new** process to change the District deed restrictions by following the same process as changing the Charter using a referendum election of the qualified electors of the District?

DISCUSSION ITEM # 3: BIG FISH Technologies Managed Services Agreement:

Discussion: Big Fish currently contracted to provide IT services. Last contract expired 2023. Scope expanded. Manage networks, telephone lines, cameras, wifi, 732, 733. New 3 year contract. Fixed cost \$834.39/mo w/ option for 1 year renewal w/ escalator up to 3%. Paxton Access Control (FOB-ID). Contract included with expectations to be met or be in default of contract.

Ques: Response time improved? Ans: Improved. Have had trials and tribulations and now stable.