

**APPROVED AS CORRECTED, FEBRUARY 18, 2025**  
**TRAILER ESTATES PARK & RECREATION DISTRICT**  
**BOARD OF TRUSTEES WORKSHOP MEETING**

**FEBRUARY 4, 2025**  
**MARK'S HALL**  
**1903 69<sup>TH</sup> AVENUE WEST**  
**BRADENTON, FL 34207**

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

**ROLL CALL:** Lori Dalton, Kathy Gregory, Todd Lombardi, Lenora Neal, Louis Nickels, Rod Smith and Duane Trotter present. Dottie Deerwester was absent. Park Manager, Lee Morris, was present in the hall.

**PUBLIC COMMENT:**

- 1) Laura Wood, 6615 WA – She asked if the last door on the large hall could get budgeted for an ADA access in 2026. She then started to discuss handicap parking when Duane stopped her and explained that this public comment was for only those items on the Workshop agenda and offered to meet with her or have her wait until the public comment at the Board Meeting which is open for any topic.

Closed Public Comment

**REPORTS FROM STANDING COMMITTEES:**

Ruth Coppens, 6823 MA, Treasure Barn (TB) Committee – She stated they are still inactive while they are waiting for restoration of the space. She asked if some volunteers could work on some stuff as they don't want to leave the bulk for the summer crew to have to work on. Todd stated this would be discussed in their Treasure Barn meeting.

**CLUBS & ORGANIZATIONS:**

1. Sandy Spence, 2303 Bay (Beautification Club) and Debbie Smrke, 1705 MN (Hobby Club) - 70<sup>th</sup> Birthday Bash – They detailed the plans for the history of the park with all day events. Tickets for each portion will be sold at the Post Office on Thursdays from 11-2.

2. Debbie Smrke, 1705 MN – Hobby Club – She detailed past and upcoming Hobby Club sponsored events. She thanked volunteers and detailed how Hobby Club funds are raised.

### **DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:**

- 1) **Revise Duties – Seasonal Recreation Trustee – PP1H (Gregory)** – Kathy presented proposed updates to the Seasonal Social and Recreation Activities Trustee which removes specific activities. A discussion followed. Kathy will bring this forward at today’s Board Meeting.
- 2) **Revise Duties – Health & Welfare Trustee – PP1G (Neal)** – Lenora presented updates to the duties of the Health & Welfare Trustee. A discussion followed. Lenora will bring this forward at today’s Board Meeting.
- 3) **Amend Recurring Monthly Expense (Exhibit A) (Nickels)** – Louis recommended raising the spending limit from \$2,000 to \$3,000 per event for the Recreation Trustee and the Continuing Recreation Trustee due to the increased cost of entertainment. A discussion followed. Louis will bring this forward at today’s Board Meeting.
- 4) **Discuss Deposit Requirements – Rentals (Dalton)** – Lori started a discussion about the clean-up and damage fees being inconsistent and cumbersome for the office staff. She recommended eliminating these deposits and make failure to clean-up or damages a violation and fined able offenses. A discussion followed. Lee will work on this with the goal to remove the deposits and bring this forward at a future Board Meeting.
- 5) **Review & Update Paid Instructors – PP13 (Trotter)** – Duane re-opened the discussion about the Procedures for Paid Instructors and how the minimum of 10 residents requirement might be administered. A discussion followed. Lenora is to check with Jazzercise regarding cancelled classes. Duane withdrew this and will bring it back at a future Board Meeting.
- 6) **Discuss Unlocking Access via FOBs (Dalton)** – Lori indicated quite awhile ago the board discussed not disabling FOBs for events after dusk. This

procedure was recently questioned and as a result, Lori wanted clarification of if/how spaces may be unlocked for access. A discussion followed. Lori distributed information regarding an issue with propping the doors open. Lee stated he will work on this as a violation. Lori will bring unlocking access via FOBs ~~BOBs~~ back at the next Board Meeting for a vote.

- 7) **Review & Update Applicant Interviews – PP5 (Trotter)** – Duane detailed how PP4 and PP5 are similar and recommended changing PP5 to more accurately describe Board appointments. A discussion followed. It was decided we should remove the moderator for PP5. Duane withdrew this and will bring it forward at the next Board Meeting.
- 8) **Discuss Landlord Responsibilities (Nickels)** – Louis opened a discussion on the responsibilities of Landlords to include 1) require safety items such as Fire Extinguishers, Smoke Alarms, Exit Maps, etc.; 2) Detailed FOB rights and responsibilities of the Landlord and Tennent; 3) Renter Registration and age verification and 4) Inspections and Enforcement. A discussion followed. It was recommended we prepare a list with age verification that the owner has to sign. It was noted the Manatee County Commissioners (MCC) are currently working on an ordinance for rentals and we should wait to align our actions with theirs. Lee will work on this and bring it forward after MCC finalized their ordinance.
- 9) **Board of Canvassers-Pool Procedure (Trotter)** – Duane detailed the Manatee County Supervisor of Elections requiring a Canvassing Board. TE would need to establish a list of residents to form a pool that the Chairman can select one person from as needed for TE elections in 2025 and 2026. Duane recommended Rod Smith, Dee Schwoegler, Howie Moore, Carol McCormick, Mike McKinnie and Dottie Deerwester. A discussion followed. Duane will bring this forward at today's Board Meeting.
- 10) **Quote – Repairs CCTV Camera's & Related Equipment (Lombardi)** – Todd detailed the plans to have Big Fish replace the CCTV Cameras and related equipment for an estimated cost of \$13,203.00 (reimbursed by insurance). A discussion followed. Todd will bring this forward at today's Board Meeting.

### **TRUSTEE REPORTS:**

1. Rod – He stated he wrote 11 violations with 6 of those for trailers and boats parked incorrectly. He indicated the Rules & Regs. detail special parking at residence rules. He stated if the trailer is for hurricane damage it will be ok if there is obvious construction activity.
2. Louis – He stated he is working on the audit for Worker’s Comp. information for the insurance company.
3. Lori – She asked Trustees to have their PP37s in by the end of February. She announced accepting reservations for May 2025 through April 2026 and asked for PP39s or Bylaws/Officers too. She asked residents to not arrive early or stay after the reservation start or end time. She asked residents to cancel unneeded reserved spaces. She asked if she could expand Pottery’s use of Craft Room II and did not receive any negative opinions.
4. Todd – He detailed the status of the fence repairs. He stated the permits for the roof at the Maintenance Building/Treasure Barn has been received and they hope to start the roof next week. He indicated three new swings will be installed at the beach soon. He also stated they have hired a new part-time set up person.
5. Kathy – She detailed recent past events. She thanked all residents that helped with the events. She stated she recouped over 50% of each of the events’ cost. She detailed upcoming events. She thanked Horse Shoe Club, Pickleball Club, TEOA and Woodshop for adopting events this season. She also thanked Bocce Club, Woodshop and Pickleball Club for volunteering to help with the Poker Run.
6. Lenora – She detailed recent past events and then upcoming events.
7. Duane – He stated only 2 people ran for the three trustee positions so the voting on March 11, 2025 will only be the referendum vote. He encouraged owners to vote on March 11.

### **VIOLATION REPORT:**

None.

### **PARK MANAGER COMMENTS:**

He stated we would be publicizing the March 11, 2025 Referendum vote later this week. He then detailed the Town Hall meeting scheduled on March 4, 2025 before the Workshop Meeting. He listed some of the topics expected. He then detailed the Red Cross Smoke Detector install date of March 15, 2025.

**UNFINISHED BUSINESS:**

Duane asked about the status of the Rose Garden. Kathy indicated the water sample was okay; however, the soil sample came back very acidic and someone else came and took another soil sample. We are waiting for the results of the second soil sample.

**ADJOURNMENT:**

Meeting adjourned at 11:49 a.m.

Respectfully submitted,

Lori Dalton, Secretary