

Trailer Estates Park and Recreation District

Board of Trustees Workshop

August 20, 2024

9:30AM Mark's Hall

1903 69th Avenue West

Bradenton, FL 34207

Call to Order

Roll Call

Public Comment (Limit 3 Minutes on Workshop Agenda Items Only)

Reports from Standing Committees

Clubs & Organizations

Discussion Items Presented by Board & Staff (PP38)

1. Resolution 2024-05 Continuing Imposition of Special Assessment
2. Discuss - Procedure Trailer Estates uses to Change Deed Restrictions
3. Update Rules & Regulations Part C
4. Revise PP13 Procedures for Paid Instructors
5. Spa Heater Replacement
6. Spa Repairs
7. Discuss - Pool Shade & Decking/ Beach Area Tiki
8. Discuss - Sale of District Owned Property 1600 Tennessee

Trustee Reports

Violation Report -

Park Manager Comments

Unfinished Business

Adjournment

Trailer Estates broadcasts its Meeting live on Channel 732 inside the Community.

Zoom Meeting Access:

<https://us02web.zoom.us/j/81318614628?pwd=pf0PaGegfRczvsMFJtaDmbtaFON9aE.1>

Meeting ID: 813 1861 4628

Passcode: 7nhWL3

One tap mobile

+13052241968,,81318614628#,,,,*536809# US

+13126266799,,81318614628#,,,,*536809# US (Chicago) Mobile Passcode: 536809

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact T.J. Miller at 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Resolution - Continuing Imposition of Special Assessment

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Discussion- Adopt Resolution 2024-05 as attached.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) _____

Resolution 2024-05

Trustee Chairman Trotter

Date Submitted 8/2/2024

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TRAILER ESTATES PARK AND RECREATION DISTRICT, RELATING TO THE FUNDING AND CONSTRUCTION OF THE SEAWALL IMPROVEMENT PROJECT; CONFIRMING THE CONTINUED IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS; APPROVING THE UPDATED ASSESSMENT ROLL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees (the "Board") for Trailer Estates Park and Recreation District (the "District") adopted Resolution No. 2022-01, the Capital Project Assessment Procedure Resolution (the "Assessment Procedure Resolution"), to provide for the imposition of special assessments to fund the construction of Local Improvements to benefit property within the District or a distinct Benefit Area thereof; and

WHEREAS, the Seawall Improvement Project for the District is a Local Improvement as contemplated in the Assessment Procedure Resolution; and

WHEREAS, special assessments to fund the construction of the Seawall Improvement Project are an equitable and efficient method of allocating and apportioning the Project Cost thereof among parcels of property that are specially benefited thereby; and

WHEREAS, the District desires to continue collecting the Assessments using the tax bill collection method for the Fiscal Year beginning on October 1, 2024; and

WHEREAS, in order to collect the Assessments for the Seawall Improvement Project for the Fiscal Year beginning October 1, 2024, the Assessment Procedure Resolution requires the District to adopt an Annual Rate Resolution during its budget

adopter process for each Fiscal Year to approve the Assessment Roll for such Fiscal Year; and

WHEREAS, the updated Assessment Roll has heretofore been made available for inspection by the public, as required by the Assessment Procedure Resolution; and

WHEREAS, notice of a public hearing has been published as required by the terms of the Assessment Procedure Resolution, which provides notice to all interested persons of an opportunity to be heard, the proof of publication being attached hereto as Appendix A. The circumstances described in the Assessment Procedure Resolution did not require mailing of notices to property owners to reimpose the assessment for the fiscal year beginning October 1, 2024; and

WHEREAS, a public hearing has been duly held on August 20, 2024, and comments and objections of all interested persons have been heard and considered as required by the terms of the Assessment Procedure Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR TRAILER PARK AND RECREATION DISTRICT, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the Assessment Procedure Resolution (Resolution No. 2022-01); the Initial Assessment Resolution (Resolution No. 2022-02); the Final Assessment Resolution (Resolution No. 2022-03); the District Charter (Chapter 2002-361, Laws of Florida, as amended); Chapter 189, Florida Statutes; and other applicable provisions of law.

SECTION 3. DEFINITIONS. This Resolution constitutes the Annual Rate Resolution as defined in the Assessment Procedure Resolution. All capitalized terms not

otherwise defined herein shall have the meanings defined in the Assessment Procedure Resolution, the Initial Assessment Resolution, and the Final Assessment Resolution.

SECTION 4. GENERAL FINDINGS. The legislative findings embodied in the Assessment Procedure Resolution, the Initial Assessment Resolution, and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 5. APPROVAL OF UPDATED ASSESSMENT ROLL.

(A) The updated Assessment Roll, which is on file in the office of the District Clerk, is hereby approved and incorporated herein by reference for the Fiscal Year commencing October 1, 2024.

(B) Additionally, the Assessment Roll, as approved, includes those Tax Parcels of Assessed Property that cannot be set forth in that Assessment Roll due to the provisions of Section 119.071(4), Florida Statutes, concerning exempt “home addresses.”

SECTION 6. REIMPOSITION OF ASSESSMENTS TO FUND THE SEAWALL IMPROVEMENT PROJECT.

(A) The Tax Parcels described in the updated Assessment Roll are hereby found to be specially benefited by the provision of the Seawall Improvement Project in the amount of the Assessments set forth in the Assessment Roll.

(B) The methodology for computing and apportioning the Assessments described in the Initial Assessment Resolution and confirmed in the Final Assessment Resolution is hereby approved and found to be a fair and reasonable method of apportioning the Project Cost among the benefited properties.

(C) For the Fiscal Year beginning October 1, 2024, the Project Cost shall continue to be allocated among all Tax Parcels at a rate of \$100.44 per EAU.

(D) Annual Assessments have been and shall continue to be levied and imposed on all Tax Parcels described in the updated Assessment Roll in the manner described in the Initial Assessment Resolution, as approved in the Final Assessment Resolution, and shall be collected for a period not to exceed 15 years, commencing with the ad valorem tax bill that was mailed in November 2022.

(E) Upon adoption of this Annual Rate Resolution for each subsequent Fiscal Year:

(1) The annual Assessments shall constitute a lien against assessed real property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until the ad valorem tax bill for such year is otherwise paid in full pursuant to the Uniform Assessment Collection Act. The lien shall be deemed perfected upon adoption by the Board of this Annual Rate Resolution and shall attach to the real property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(2) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to the adoption of the next Annual Rate Resolution, the Adjusted Prepayment Amount and accrued interest shall constitute a lien against assessed real property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Rate Resolution and shall attach to the real property included on the Assessment Roll upon adoption of the Annual Rate Resolution.

SECTION 7. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of this Annual Rate Resolution and each subsequent Annual Rate Resolution for each Fiscal Year, the District Chairman shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix B.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND DULY ADOPTED with a quorum present and voting, this 20th day of August, 2024.

**TRAILER ESTATES PARK
AND RECREATION DISTRICT**

BY: _____
Duane Trotter
Chair of the Board of Trustees

ATTEST:

Louis Nickels
Treasurer

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Discuss- Procedure TE uses to Change Deed Restrictions

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): We currently require a paper ballot and over 600 yes votes to change our Deed Restrictions. We would like to change the procedure to vote on it the same way we vote to change the Charter. (the Charter is our highest form of governance) Property owners would go to the polls to vote Yes or No on any changes to the Deed Restrictions. We would vote to change the procedure this December at the same election for the Trustees.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**
Legal Costs _____

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** _____

Discussion items for Deed Restriction Changes

Trustee Park Manager Morris

Date Submitted 8/5/2024

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

Discussion

Switching How Trailer Estates Votes On Deed Restrictions

Why would TE want to Change the Deed Restrictions?

Deed Restrictions are rules that govern how property can be used and maintained within a certain area. Over time, these restrictions might need updating for several reasons:

1. **Changing Legal Standards:** Laws and regulations evolve. What was acceptable or legal when the deed restrictions were first written may no longer comply with current legal standards, such as fair housing laws or environmental regulations.
2. **Shifts in Community Needs:** As communities grow and change, their needs and priorities often shift. Updating deed restrictions can help address new community concerns, such as increased demand for investor properties or short-term rentals.
3. **Modernization:** Older deed restrictions might be outdated or overly restrictive given contemporary lifestyles and technologies. For example, restrictions that prohibit solar panels or satellite dishes might need to be revised to accommodate modern amenities.
4. **Consistency and Clarity:** Over time, changes in property ownership or management can lead to inconsistencies in how deed restrictions are enforced. Updating them can ensure that all residents have a clear understanding of the rules and that they are applied consistently.
5. **Addressing Enforcement Issues:** Sometimes, restrictions may become difficult to enforce due to changes in circumstances or the way they are written. Updating them can help streamline enforcement and address practical issues.
6. **Maintaining Property Values:** Ensuring that deed restrictions are relevant and reasonable can help maintain or even increase property values by keeping the community attractive and well-maintained.
7. **Resolving Conflicts:** As issues arise within a community, updated restrictions can provide clearer guidelines and resolutions to disputes that may have surfaced over time.
8. **Overall, regularly reviewing and updating deed restrictions helps to ensure that they continue to serve the best interests of the community and adapt to changing circumstances.**

Why is this Change Needed?

Having residents vote on changes to deed restrictions is important for several reasons:

Democratic Process: Voting ensures that all property owners have a say in decisions that affect their community. This democratic process helps maintain fairness and transparency in how changes are implemented.

Community Consensus: Deed restrictions often impact everyone within a community. A vote helps gauge the level of consensus or opposition to proposed changes, ensuring that any modifications reflect the collective interests of the residents.

Engagement and Buy-In: Allowing residents to vote, fosters a sense of ownership and involvement in the community. When people have a direct role in decision-making, they are more likely to support and adhere to the updated rules.

Legal Requirements: Many governing documents, such as homeowners' association (HOA) bylaws or subdivision agreements, may require a vote for amendments to deed restrictions. Following these procedures helps ensure that changes are legally valid and enforceable.

Conflict Resolution: Voting can help address and resolve disagreements among residents about proposed changes. It provides a structured way to address differing opinions and come to a collective decision.

Transparency: A voting process makes the decision-making process more transparent and accountable, reducing the risk of disputes or claims of unfairness in how changes are made.

In summary, voting on changes to deed restrictions promotes fairness, inclusivity, and adherence to legal and procedural standards.

What is our Current Procedure to Change Deed Restrictions?

1. Wording and Content approval by Board of Trustees
2. Voting Ballot created to send out to all Property Owners of record
3. Board approves cover letter, ballot, and timeline for return of ballots
4. If approval received from Trailer Estates Board, then mailing is prepared and sent out with a 90-day return deadline
5. On the 91st day, the ballots are counted and tabulated
6. A majority of property owners must vote in the affirmative in order for the Deed Restriction Changes to pass (51%) or approximately 641 votes

This is a difficult way to vote on an amendment of the Deed Restrictions. The hard part is getting enough votes back either with a YES or NO! In fact, not sure Trailer Estates has ever gotten a total of over 600 votes.

What are the Recommendations for a New Procedure to Change Deed Restrictions?

1. In order to change, add, or delete an item in the Deed Restrictions, two thirds vote (6 of 9 Trustees vote yes) of the Board of Trustees is required to approve the language, create resolution, and engage the Manatee County Supervisor of Elections.
2. Within not less than 30 nor more than 60 days after the date of the resolution, the trustees certify the resolution to the supervisor of elections of Manatee County for a referendum election; and
3. Election/Balloting Date is set by Manatee County and all property owners are eligible to cast their vote at the Trailer Estates Polling location. A majority in the affirmative, of the property owners who voted, is required to make any changes to the Deed Restrictions.

Definitions:

Lot Owner- A person or entity that owns a lot in Trailer Estates. Note that a person or entity may own multiple lots and they would receive a vote ballot for each eligible lot.

Property Owner- A Property Owner may own more than one property, but they only are able to place a single vote through the Manatee County Election process.

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Update Rules & Regulations Part C

For Upcoming Meeting—Date 08-20-2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): To make changes to the Rules & Regulations Part C, Section III, item C. to add "except vendors who sell handcrafted items".

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**
None.

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** Final of Rules & Regs Part C

Trustee Lori Dalton

Date Submitted 08-09-2024

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

PART C: RULES GOVERNING ADMISSION TO FACILITIES

SECTION I. (Revised 3/16/20, 5/21/24)

Admission to and the use of all Trailer Estates Park and Recreation Districts common recreational facilities is restricted to those displaying current District FOB-ID or Guest FOB-ID as defined in Part A, Section II..

Special Events, as determined by the board: Visitor shall be the responsibility of the respective sponsor of the event and will not be required to obtain a Guest FOB-ID.

SECTION II. (Revised 3/16/20, 5/21/24)

Admission to Trailer Estates Park and Recreation functions is restricted to those displaying current District FOB-ID or Guest FOB-ID as defined in Part A, Section II.

SECTION III. (Rev. 4/10, 1/21/19)

- A. Commercial renting of park facilities will be considered by the Board of Trustees on an individual basis.
- B. Commercial vendors visiting Trailer Estates with plans to sell merchandise during an event sponsored by Trailer Estates residents, clubs, or organizations must pay \$75 before the event to do so (Adopted 4/10) except for vendors who sell handcrafted items.
- C. No commercial businesses allowed that do not comply with Manatee County codes (511.7, etal.)

SECTION IV. (Rev. 08/07/2017)

Pursuant to the Manatee County code Sec. 2-21-40/2-21/46, smoking is prohibited in all enclosed Trailer Estates recreation facilities and in the Spa. This includes E-Cigarettes. The Trailer Estates Board of Trustees shall designate "Smoking Areas" as deemed necessary.

SECTION V. (Rev. 2/4/08, 12/21/15; 08/17/2017, 5/21/24)

Trailer Estates Park and Recreation District property owners shall be issued a FOB-ID for access to District facilities (activity center, trailer storage gate, dumpsters, pool, Laundromat, etc). One FOB-ID shall be issued to a property owner. An additional FOB-ID may be issued, if needed, for an additional resident that is a permanent occupant at the same address as the property owner. A maximum of two (2) FOB-IDs will be issued to a property address.

If the property is a rental unit, one (1) FOB-ID will be issued. An additional FOB may be issued, if needed, for an additional renter that is listed on the Agreement of Responsibility Renter Resident Form. A maximum of two (2) FOB-IDs will be issued to a property address. Refer to PP Keyless Security System (FOB-IDS) for more details.

SECTION VI.

At any District sponsored event where "donations" are collected a financial report shall be made to the Board of Trustees within thirty (30) days by the Trustee assigned responsibility for the event.

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda PP 13 Procedures for Paid Instructors

For Upcoming Meeting—Date 8/20/2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

'Off Season" Year round residents need more activites to stay health and happy.

It is a detriment to year round residents to have even less activites. The space is available and not be utilize scheduling is open.

To have a good schedule of activities that residents could depend on would allow for more residents to consider attending.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**

The contract could be adjusted from "no fee" for instructor or adding fee for residents, to receiving a fee from instructor. This options are open.

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** _____

Trustee Cynthia S O'Brien Health and Welfare Trustee

Date Submitted 08/12/2024

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

**TRAILER ESTATES PARK AND RECREATION DISTRICT
PROCEDURES FOR PAID INSTRUCTORS PP 13**

The Trailer Estates Park and Recreation District promotes recreational activities and classes. The Board of Trustees may allocate funds for activities and classes requiring paid instructors. Persons or groups may request funding from the District for paid instructors if the following criteria are met:

1. The class or activity must be open to all residents of the District, regardless of membership in a particular group.
2. There must be a minimum of 10 residents participating in the class or activity.
3. Applications must be received by February 1 of each year in order to be considered for the upcoming budget.

The Seasonal Social and Recreational Trustee will review applications, and will make a recommendation to the Board, based upon the objectives of the class, the instructor's qualifications and cost, current resident/non-resident participation, session length, number of sessions, proposed scheduling of sessions, and facility requirements. If funding is approved by the Board, the Seasonal Social and Recreational Trustee shall be authorized to enter into contracts with instructors up to a maximum of \$ 100 per week for a maximum of 3 hours per week and for a maximum of 15 weeks, set fees for resident and non-resident participation, verify attendance records, collect and distribute monies, discontinue funding for the class or activity if it deviates from the approved application, and otherwise administer the District's program pertaining to the classes or activities being funded by the District.

admmended to read

2. There must be a minimum of 10 residents participating in the class or activity during "in season" only. "off Season" will be discretion of the Health and Welfare Trustee

**TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM PP 38**

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Spa Heater Replacement

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): Prior to the Spa leak problem, one of our older heaters for the Spa failed. We solicited pricing from 3 vendors and 2 responded; Galaxy Pools and LaPensee Pools. Pinch a Penny- no quote. Low quote was LaPensee @\$6064.00 installed.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)
\$6064.00. Funds are available in the Major Repairs section of the Reserves

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)
Quotes from LaPensee & Galaxy Pool and a no quote from Pinch A Penny.

Trustee Maintenance Trustee Lombardi

Date Submitted August 1, 2024

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

Galaxy Chemical Corporation

2041 Whitfield Park Avenue
Sarasota, FL 34243

Estimate

Date	Estimate #
7/12/2024	5904

Name / Address	
Trailer Estates Park & Recreation District P.O. Box 6298 Bradenton, Florida 34281-6298	
Phone #	(941) 758-6126

Ship To
Trailer Estates Park & Recreation District 1903 69th Avenue West Bradenton, FL

Description	Qty	Rate	Amount	Discount	Total
Gulfstream HE150 TA Heater/Chiller	2	5,110.00	10,220.00		10,220.00
2" Ball Valve	2	85.50	171.00		171.00
Pentair Check Valve #263042	2	84.70	169.40		169.40
Misc. 2" and 3" pipe and fittings	1	150.00	150.00		150.00
(2) 10' electrical whips 8 gauge and supplies..	1	150.00	150.00		150.00
Labor For Installation of Parts (will need 4 men part of the time)	15	125.00	1,875.00		1,875.00
Remove old heaters, relevel ground. Install new heaters with new electrical whips. All new valves and check valves on outgoing plumbing. ALL ITEMS LISTES ARE NEEDED TO REPLACE THE TWO POOL HEATEFS PER MIKE. (10/12/2023)					
License Numbers: CPC0056697 CPC1457445 Gas License Number: L112416					
			Total		\$12,735.40



401 MANATEE AVE.
HOLMES BEACH, FLORIDA 34217
(941) 778-5622 · FAX (941) 778-1931

PLUMBING/FIXTURE SHOWROOM
Providing **ALL** your needs in
Plumbing, Pool, Air Conditioning
LP & Natural Gas Services

STATE CERT #CF-C057548
STATE CERT #CFC1426956
HVAC CERT # CAC1818472
POOL CONT # CPC1458908

PROPOSAL SUBMITTED TO Trailer Estates Park & Recreation	PHONE (941) 756-7177	DATE July 5, 2024
STREET PO Box 6298	JOB NAME Trailer Estates - Pool Heater	
CITY, STATE AND ZIP CODE Bradenton, FL 34281-6298	JOB LOCATION 1903 69th Ave W	
Email Address foreman@trailerestates.com	CITY, STATE AND ZIP CODE Bradenton, FL 34207	

We hereby submit specifications and estimates for plumbing installations as follows:
Proposal to replace Pool Heater

Price includes:

- Installation of Pool Heater Gulf Stream Heat Pump HE 150 RA (HE150RA)
- Misc PVC
- 7 Year Manufacturer provided parts and compressor warranty
- 8, 9 & 10 Years Limited Warranty
- 1 Year satisfaction guarantee labor warranty provided by LaPensee Plumbing, Pool & Air
- All work to be performed by a licensed Florida Contractor
- **LaPensee Plumbing, Pools & Air will not be responsible for any additional costs incurred by unforeseeable requirements.

**NOTE: MATERIAL PRICES MAY CHANGE BASED ON PRICE AT TIME OF SHIPMENT.
THERE WILL BE A 3.5% ADMINISTRATION FEE ON ALL CREDIT CARD & PAYPAL PAYMENTS**

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Six Thousand Sixty Four Dollars and 00/100 dollars (\$ 6,064.00).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon verbal or written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

This proposal may be withdrawn by us if not accepted within 14 days.

DRAW SCHEDULE

RI 1/2 down 2ND RI _____ T/O completion
Previous draw to be paid before next phase can be started.

NOTE: Removal of underground rock or dewatering of ditches to be owners responsibility.

Acceptance of Proposal – The prices, specifications and conditions herein are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein. Work performed under this agreement in the absence of a signed acknowledgement will constitute acceptance of all terms and conditions hereof.

Signature: _____

Signature: _____

Date of Acceptance: _____

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Spa Repairs

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Please see detailed findings from Leak Detection Service - Red Rhino.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**

Leak Detection - \$650

Repairs - \$8,360

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** _____

Leak Detection Docs

Repair Contract

Trustee Maintenance Trustee Lombardi

Date Submitted 8/7/2024

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

Payment History

DATE	PAYMENT TYPE	STATUS	CC LAST FOUR	DESCRIPTION	NOTES	AMOUNT
Aug 06, 2024	Credit Card	Paid	9437			\$650.00

Results & Findings

Tuesday, July 30, 2024 appointment

Leaks

Found broken spa jet main drain line under the pool at the cove. Needs to be repaired.



Pool Status



The pool will continue to leak until repairs are completed.

Thursday, July 25, 2024 appointment

Leaks

Need to Find leak in jet line and find leak that is lowering pool to return lines .

Found leak in grout line of tiled skimmer throat opening. Patched with epoxy.
Recommend proper repair.



Pool Status

Deck: Concrete

Surface:

Stone pearl



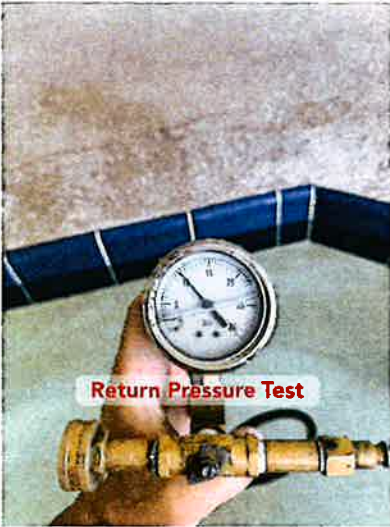
Test Related

Performed a complete dye test.

Some lines failed pressure test

Additional Notes:

N/A



Warranties & Disclaimers

Payment is expected at time of service. License #CPC1457457

Note:

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Change Order Disclaimer:

A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

Deck Disclaimer:

RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer:

Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to



RED RHINO® The Pool Leak Experts

Issued: 7/25/2024 Due: 8/24/2024 Invoice: #407640

achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

Sign Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com) or fax(561-692-4814). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X

Date

Printed Name

Invoice

Issued: 8/6/24
Order #409497D

BILL TO
Trailer Estates Park & Recreation District
6828 Canada
Bradenton, FL 34207

JOB SITE
Trailer Estates Park & Recreation District
1903 39th Ave W
Bradenton, FL 34207

QUOTE AMOUNT

\$8,360.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TOTAL
Repair Broken Line <ul style="list-style-type: none"> Cut and jackhammer deck above broken line Dig until broken line is exposed Repair broken line Retest repaired line Back fill hole Patch deck - we do not provide custom staining or textures (see deck disclaimer) 1 year warranty included <p><i>Disclaimer: Due to the nature of pressure testing, only one break can be identified in a pipe at a time. If another break is discovered after re-testing the repaired line, an additional quote will be provided.</i></p>	1	\$5,750.00	\$5,750.00
Replace Skimmer <ul style="list-style-type: none"> Drain pool below skimmer Cut and jackhammer deck around skimmer Dig and chip to remove skimmer Replace skimmer Retest skimmer line back to pump Back fill hole Patch deck - we do not provide custom staining or textures (see deck 	1	\$2,195.00	\$2,195.00

disclaimer)

- 1 year warranty included

Rhino Seal Skimmer Throat - Additional -	1	\$415.00	\$415.00
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Discounted Rate

- Drain pool below skimmer
- Repair skimmer throat (tile will not be salvageable)
- Install new 6x6 tile in skimmer throat*
- 1 year warranty included

**Price includes basic tile provided by RRLD.*

**If customer wants non-generic 6x6 tile, a link can be provided to choose tile at an additional cost and RRLD will purchase the tile. If customer provides tile, 10% extra must be provided for installation.*

**Only if the skimmer throat is currently surfaced all the way up to the coping, RRLD will replace the surface and match as close to existing as possible.*

	Subtotal:	\$8,360.00
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	Tax:	\$0.00
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	Total:	\$8,360.00
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	50% Deposit*:	\$4,180.00
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	Payments:	\$0.00
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Deposit Balance Due Now: \$4,180.00

** Please note, this 50% deposit is required to begin work. You may pay by calling us with credit card information or by check, received before or on the 1st day of work. The remaining balance is due within 30 days of the completed job.*

Payment History

DATE	PAYMENT TYPE	STATUS	DESCRIPTION	NOTES	AMOUNT
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Warranties & Disclaimers

Payment is expected within 30 days of invoice. **License CPC1457457**

Note: Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Change Order Disclaimer: A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time. If after repairs begin, we discover we are unable to complete the repairs, we will attempt to offer a referral for a company that can handle the new scope of work.

Deck Disclaimer: RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer: Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color or texture variations which are unavoidable when patching.

Sign Quote

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com) or fax(561-692-4814). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X *Lee Morris*

Date 08 / 07 / 2024

Printed Name

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Discussion - Pool Shade & Decking / Beach Area Tiki

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop [checked] Board Meeting []

*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.

Rationale (for workshops)/ MOTION (for board meetings):

Conceptual Discussion on the following items:

Tiki Shade Covering & Deck Expansion at Pool Area

Tiki Hut to Replace existing Pavilion at Beach Area

Funding

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

\$135,000 - \$150,000

Attachments: (Please attach any diagrams or pertinent information concerning this

Agenda Item. Please list the attachments.)

Sample Quote - Southern Cross

Trustee Maintenance Trustee Lombardi

Date Submitted 8/8/2024

Chairman/Designee [Signature]

Office Manager/Designee: Date Posted Initials



License # CGC1535800

5783 Bayshore Rd, Suite 116, N Ft Myers, Florida, 33917, Ph (239) 997-0103

Customer Contact	Job Site Address
Tod Lombardi	1903 69th Avenue West
maintenance@trailerestates.com	Bradenton Florida 34207
(574) 214-5651	Payment Structure
Billing Address	Add Some Text
1903 69th Avenue West	Permit Instructions
Bradenton Florida 34207	Add Some Text
Sales Rep Paul Gentry	

Work to be Performed	Qty	Unit Price	Total
Build 47x38 tiki hut with hand peeled cypress and/or pine, (depending on availability) and natural palm thatching. With pressure treated pylons. Demo of existing pavillon will be done by others.	1	\$53,600	\$53,600
Permitting and engineering	1	\$10,000	\$10,000
Build 24x67 tiki hut with hand peeled cypress and/or pine, (depending on availability) and natural palm thatching. With pressure treated	1	\$48,250	\$48,250
Custom build 15x67 deck out of synthetic decking	1	\$33,500	\$33,500
Hotel room to help speed up the build process	1	\$5,000	\$5,000
Current backlog is 60 days. For new builds with permits, schedule will be 30 days after permit is issued.		Job Total	\$150,350.00
NOTE: If job involves removing pavers to install poles, Southern Cross is not responsible for replacing pavers unless specified in contract.		Deposit Required	\$15,000
		Final Payment	\$135,350.00

PAYMENT TERMS: 50% non-refundable deposit required prior to scheduling work. Balance due in full upon completion of work. Where applicable, permits will not be closed until invoice is paid in full. All Credit card payments will be assessed a 4% processing charge . If you require to be added as additionally insured, an additional fee will apply.

WARRANTY : Five (5) Year Warranty on framing, One (1) year warranty on *Thatching. *Thatching is limited to craftsmanship. We are not responsible for damages due to acts of nature including insects, birds, animals, thunderstorms and / or hurricanes. Pest control spraying (if purchased) is preventative but not a guarantee against pests. Southern Cross is not liable for rethatching or any added work to hut due to bugs.

MATERIALS : All framing to be hand shaved cypress. All thatching to be hand cut cabbage palm fronds. All posts to be hand

shaved and pressure treated . Our structures are sized by the overhang of the framing, example a 10x10 tiki will have a 8x8 pole set

TIMEFRAME: This Proposal good for 20 days, please call to verify pricing if wishing to accept and proceed after 20 days.

Paul Gentry
07/15/2024

Sales Representative

Signature Date

Customer



License # CGC1535800

5783 Bayshore Rd, Suite 116, N Ft Myers, Florida, 33917, Ph (239) 997-0103

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Tod Lombardi	1903 69th Avenue West
maintenance@trailerestates.com	Bradenton Florida 34207
(574) 214-5651	Payment Structure
Billing Address	Add Some Text
1903 69th Avenue West	Permit Instructions
Bradenton Florida 34207	Add Some Text
Sales Rep Paul Gentry	

Work to be Performed	Qty	Unit Price	Total
Build 47x38 tiki hut with hand peeled cypress and/or pine, (depending on availability) and natural palm thatching.	1	\$53,600	\$53,600
Permitting and engineering	1	\$10,000	\$10,000
Build 16x80 tiki hut with hand peeled cypress and/or pine, (depending on availability) and natural palm thatching	1	\$38,400	\$38,400
Custom build 16x80 deck out of synthetic decking	1	\$41,345	\$41,345
Hotel room to help the build process go faster	1	\$5,000	\$5,000
Current backlog is 60 days. For new builds with permits, schedule will be 30 days after permit is issued.		Job Total	\$148,345.00
NOTE: If job involves removing pavers to install poles, Southern Cross is not responsible for replacing pavers unless specified in contract.		Deposit Required	\$15,000
		Final Payment	\$133,345.00

PAYMENT TERMS: 50% non-refundable deposit required prior to scheduling work. Balance due in full upon completion of work. Where applicable, permits will not be closed until invoice is paid in full. All Credit card payments will be assessed a 4% processing charge . If you require to be added as additionally insured, an additional fee will apply.

WARRANTY : Five (5) Year Warranty on framing, One (1) year warranty on *Thatching. *Thatching is limited to craftsmanship. We are not responsible for damages due to acts of nature including insects, birds, animals, thunderstorms and / or hurricanes. Pest control spraying (if purchased) is preventative but not a guarantee against pests. Southern Cross is not liable for rethatching or any added work to hut due to bugs.

MATERIALS : All framing to be hand shaved cypress. All thatching to be hand cut cabbage palm fronds. All posts to be hand shaved and pressure treated . Our structures are sized by the overhang of the framing, example a 10x10 tiki will have a 8x8 pole set

TIMEFRAME: This Proposal good for 20 days, please call to verify pricing if wishing to accept and proceed after 20 days.

Paul Gentry

07/15/2024

Sales Representative

Signature Date

Customer

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Sale of District Owned Property -

For Upcoming Meeting—Date August 20, 2024

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Discussion- Proposed Sale of 1600 Tennessee Ave (old Playground Property)

Vacant Lot

Methodology to Choose Realtor or List for Sale internally

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) _____

Tax Information showing District Ownership

Trustee Chairman Trotter

Date Submitted 8/2/2024

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

Real Estate Details

[Back](#) [Print Bill](#) [Sign Up for Email Alerts](#)

Navigate to the payment section below to view/print receipts.

PROPERTY DETAIL			
TRAILER ESTATES PARK & RECREATION DISTRICT	REAL ESTATE PROPERTY ID #: 6496900009		
PO BOX 6298 BRADENTON, FL 34281-6298	TAX YEAR: 2023 ▼		
PROPERTY ADDRESS: 1600 TENNESSEE AVE		STATUS: Minimum Tax	
LEGAL DESCRIPTION:x BEG AT THE NE COR OF LOT 10, BLK 11, TRLR ESTS, AS PER PLAT THEREOF REC IN PB 8 P 138, FOR A POB; THENCE N 1 DEG 15 MIN E FOR A DIST OF 10.4 FT TO (CONTINUED ON TAX ROLL)Full Legal		PRIOR YEARS DUE:	
Market Value: 425	EXEMPTIONS: Municipalities Municipalities-SCH		EI CORRECTION:
Assessed Value: 425			

AD VALOREM TAXES:	Assessed Value	Exemptions	Taxable Value	Millage Rate	Taxes Levied
MANATEE COUNTYWIDE OPERATING	3.00	3.00	0.00	4.7942	0.00
TRANSPORTATION TRUST FUND	3.00	3.00	0.00	0.4036	0.00
LIBRARY OPERATIONS	3.00	3.00	0.00	0.2475	0.00
CHILDRENS' SERVICES	3.00	3.00	0.00	0.3333	0.00
ENVIRONMENTAL LANDS	3.00	3.00	0.00	0.1500	0.00
PARKS & RECREATION	3.00	3.00	0.00	0.3040	0.00
UNINCORPORATED MSTU	3.00	3.00	0.00	0.6109	0.00
SCHOOL BOARD REQUIRED EFFORT	425.00	425.00	0.00	3.1730	0.00
SCHOOL BOARD BASIC DISCRETIONARY	425.00	425.00	0.00	1.7480	0.00
SCHOOL BOARD CAPITAL IMPROVEMENT	425.00	425.00	0.00	1.5000	0.00
SOUTHWEST FLA WATER MGMT DISTRICT	3.00	3.00	0.00	0.2043	0.00
MANATEE CTY MOSQUITO CONTROL DIST	3.00	3.00	0.00	0.1997	0.00
WEST COAST INLAND NAVIGATION DIST	3.00	3.00	0.00	0.0394	0.00
CEDAR HAMMOCK FIRE CONTROL DIST	3.00	3.00	0.00	1.3000	0.00
TOTAL AD VALOREM TAXES:				15.007900	
	\$0.00				

Code	Fund	Amount
FD02	CEDAR HAMMOCK FIRE CONTROL DIST	0.00
PR08	TRAILER ESTATES PARK AND REC DIST	0.00
TOTAL NON-AD VALOREM ASSESSMENTS:		0.00
COMBINED TAXES AND ASSESSMENTS:		\$0.00

Posted	Receipt	Paid By	Amount	Action
Nothing found to display.				

Posted	Check Number	Check Date	Refund Amount
Nothing found to display.			
Refunds will be mailed in approximately 4 weeks.			

ESCROW CODE:	
NAME:	
ADDRESS:	
Contact Info:	

TABLE OF CONTENTS

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> Home Property Search | <ul style="list-style-type: none"> Address Change Clerk of Court Mailing Address Property Appraiser | <ul style="list-style-type: none"> Portfolio Login Portfolio Register Manage Portfolio Info Portfolio Group Maintenance Property Portfolio Help | <ul style="list-style-type: none"> Email Alert Management General Information Property Search Help About Property Tax How To Search and Pay Taxes Online Installment Option Email Alert Help |
|---|---|--|---|

Did your residential property suffer damage due to Hurricane Debby? Visit our [Catastrophic Event Information](#) page for more info.

PRC TRM TXB

[Aerial Map](#) [Oblique Imagery](#) [Tax Estimator](#)

Parcel ID: 6496900009

Ownership: TRAILER ESTATES PARK &; RECREATION DISTRICT
 Owner Type: GOVERNMENT; CORPORATION
 Mailing: TRAILER ESTATES PARK &, RECREATION DISTRICT, PO BOX 6298,
 Address: BRADENTON FL 34281-6298

Situs Address: [1600 TENNESSEE AVE, BRADENTON, FL 34207](#)
 Jurisdiction: [UNINCORPORATED MANATEE COUNTY](#)
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 Market Area: 73; COMMERCIAL-WEST OF I-75

Sec/Twp/Rge: 23-35S-17E
 Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
 Short: BEG AT THE NE COR OF LOT 10, BLK 11, TRLR ESTS, AS PER PLAT THEREOF
 Description: REC IN PB 8 P 138, FOR A POB; THENCE N 1 DEG 15 MIN E FOR A DIST OF 10.4 FT TO A PT ON THE N BDRY LN OF THE [\[Full Description\]](#)

Zoning/Flood: [View this parcel on Manatee County's website](#)
 Info:
 Land Use: 8089; GOVT OWNED VACANT MUNICIPAL
 Land Size: 0.1780 Acres or 7,754 Square Feet



3/19/2024 Building: 1 Category: Front



[Sales](#) [Exemptions](#) [Businesses](#) [Addresses](#) [Inspections](#)

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
01/01/1931	UNRECORDED	UK	V	37	TRAILER ESTATES F

[Photos](#) [Sketches](#) [Bird's Eye Video](#) [Street View](#)

[Values](#) [Land](#) [Buildings](#) [Features](#) [Permits](#)

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Muni Taxabl
2024	No	425	0	425	3	425			
2023	No	425	0	425	3	425		0.00	0.00
2022	No	500	0	500	3	500		0.00	0.00
2021	No	5	0	5	3	5		0.00	0.00
2020	No	5	0	5	3	5		0.00	0.00
2019	No	5	0	5	3	5		0.00	0.00
2018	No	5	0	5	3	5		0.00	0.00
2017	No	3	0	3	3	3		0.00	0.00
2016	No	3	0	3	3	3		0.00	0.00
2015	No	3	0	3	3	3		0.00	0.00

