

APPROVED AS CORRECTED, JUNE 19, 2023
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES MEETING

JUNE 5, 2023

9:30 A.M.

MARK'S HALL

1903 69TH AVENUE WEST
BRADENTON, FL 34207

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

ROLL CALL: Kathy Gregory, Todd Lombardi, Russell McAlister, Rodney Smith and Duane Trotter present. Mary Chandler and Lori Dalton joined via zoom. Louis Nickels was absent. Sandra Simonich has resigned. Park Manager, Lee Morris, also joined the meeting.

RESIDENTS COMMENTS AND QUESTIONS

Gordon Elton, 1804 OH – He stated the Veterans Club would be doing a 3' x 5' flag exchange on June 14th from 11-1 at the Post Office.

Closed Public Comments

Responses to Public Comment

None.

APPROVAL OF MINUTES

Rod made a motion to approve the Regular Business Meeting Minutes of May 15, 2023 seconded by Todd. The minutes were approved as written 7/0. Todd made a motion to approve the Workshop Meeting Minutes of May 15, 2023 seconded by Russell. The minutes were approved as written 7/0.

REPORT OF TREASURER

Regions Bank Checking: \$72,418.24
Regions Bank Money Market: \$1,145,961.78
Regions Seawall Loan Account: \$175,334.37
Treasure Barn: \$47,710.64
Uncommitted Funds (from TEFCD): \$270,480.48
Seawall Special Assessments: \$28,269.39

Kathy made a motion to approve the Report of the Treasurer, seconded by Rod. The motion was approved 7/0.

APPROVAL OF BILLS

None.

STAFF OR ATTORNEY COMMENTS

None.

INFORMATIONAL REPORTS FROM TRUSTEE

- 1) Rod – He detailed recent summer activities. He stated he is open for movie suggestions. He then detailed upcoming events including the June 15, Meet-and-Greet with the new Park Manager, Lee Morris. He stated free tickets are required.
- 2) Russell – He stated all is going well and that the Park Manager is taking over some issues.
- 3) Kathy – She stated next season is all planned. She then clarified those with an office issued ID or Guest Card may attend district events.
- 4) Todd – He stated the seawall is 99.9% completed and he is authorizing the release of the final payment. He then detailed the status of necessary county permits for the electrical and the shuffleboard roof.
- 5) Mary – She stated the 2022 Audit is close and she will make the required state reporting deadline. She stated she has sold her home and her last meeting as a trustee will be July 3. She stated she has the spread sheet of who pre-paid the seawall ready. She indicated the Spectrum contract is still with the attorneys.
- 6) Lori – She stated she is struggling with technology access and recommended everyone utilize email as the most trusted method of communication.
- 7) Duane – He stated Sandra Simonich has officially resigned and he will be accepting letters of interest for consideration by owners to fill the vacant seat. He asked they be forwarded to either Duane or Lee. After a later discussion, the deadline for submission will be July 17. Duane asked Kathy to cover Health and Welfare responsibilities for the time being. He then detailed how the elections office will accommodate our desired term changes. He then stated the process for changing our Charter and Deed Restrictions is in review with our attorney. He thanked trustees for their Enforcement Committee recommendations. Lee detailed how to change

the Charter, Deed Restrictions, \$150,000 Purchase and Rules and Regulations. He also detailed how to get approval to change from two year to three year terms with the first step being during the December election. Duane restated the Spectrum contract is still being reviewed by the attorneys and that we expect it by the end of the week.

PARK MANAGER (Lee Morris)

He thanked Mary for her help with the books and stated we are positive with revenue vs expenses. He detailed the status of an outstanding lawsuit. He detailed flood policies and offered some possible solutions. He stated he would be discussing staffing issues during the workshop. He also stated our attorney is working on the definition of “single family dwelling”.

REPORT FROM STANDING COMMITTEE

Barbara Sewell, 6608 Dakota, Treasure Barn Committee – She detailed their recent sales and stated the ending balance is \$47,710.64. She then stated they accept donation through the summer even when the sales floor is closed. She cautioned that there is limited storage for large furniture items and she may have to refuse some donations later.

OLD BUSINESS

None.

NEW BUSINESS

Create PP35A – Parking Permit – At Residence (Dalton) – Russell made a motion “To approve the creation of PP35A - Parking Permit – At Residence to provide a permit for residents to place on their vehicles as discussed at workshops on April 3rd, April 17th and May 15th.” The motion was seconded by Todd. A discussion followed. Lori is to remove the reference to “no pets” in #4A on the second page. The motion passed 7/0.

Update PP35 – Parking Permit – Park Lane (Dalton) – Lori made a motion “To approve the update to PP35 – Parking Permit – Park Lane title as discussed at workshops on April 3rd, April 17th and May 15th.” The motion was seconded by Todd. A discussion followed. Lori is to remove the reference to “no pets” in #4A on the second page. The motion passed 7/0.

Update Rules & Regs Part D – Overnight Parking (Dalton) – Lori made a motion “To approve the updates to Rules & Regs Part D – Overnight Parking to address Residential Parking Exceptions and Tour Parking as discussed at the workshops on April 3rd, April 17th and May 15th.” The motion was seconded by Todd. A discussion followed. Lori is to remove the reference to “no pets” in #4A on page 6. The motion passed 7/0.

North Fence Replacement (Lombardi) – Todd made a “Motion to replace the north fence at a cost of \$83,500 as discussed in the May 15, 2023 workshop.” The motion was seconded by Russell. A discussion followed. The board voted 7/0 to table this topic. Verbal authorization to start the \$3,500 survey was given.

REPORTS FROM CLUBS & ORGANIZATION

Arlene McAlister, 6614 CA, Cook’s Night Out (CNO) – She thanked maintenance for replacing the A/C unit for the kitchen. She detailed CNO’s recent dinner and stated their September ~~July~~ dinner would be dinner and a show.

Gordon Elton, 1804 OH, Veterans Club – He detailed the plans for November 11 with a ceremony in the morning, flag exchange in the afternoon and a dance in the evening.

ADJOURNMENT

Meeting adjourned at 10:27 a.m.

Respectfully submitted,

Lori Dalton, Secretary