

APPROVED AS CORRECTED, DECEMBER 4, 2023  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES WORKSHOP  
NOVEMBER 6, 2023  
MARK'S HALL  
1903 69<sup>TH</sup> AVENUE WEST  
BRADENTON, FL 34207

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

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

**PUBLIC INPUT**

John Good, 6913 Marlin Lane – He asked what topics he could speak on. Duane responded Workshop topics only. John asked when he could speak on any topic and Duane responded during public input in the board meeting.

**Closed Public Input**

**Responses to Public Input**

**REPORTS FROM STANDING COMMITTEES**

Barbara Sewel, 6608 Dakota, Treasure Barn (TB) Committee – She stated TB had to cancel their planned meeting this Thursday. She stated they are still running their 1/2 price sales. She reported they sold \$3,568.50, had \$229.53 in expenses and their balance was \$20,212.88. She detailed the need for volunteers especially at 7:30 a.m. to help set up and at 11:30 a.m. to put stuff away. She also asked how much more was needed for the stage curtains and was told \$6,000 - \$7,000. The board thanked TB volunteers for their support.

**CLUBS & ORGANIZATIONS**

Debbie Smrke, 1705 MN, Pickleball (PB) – She thanked trustees for their work. She stated PB is fortunate to have indoor courts and hoped to expand with outdoor courts and listed their benefits. She stated the board needs to identify proposed court location to allow for more detailed cost estimates. She then

detailed some upcoming events where the proceeds will go towards outdoor PB courts.

Debbie Smrke, 1705 MN, Hobby Club – She detailed the new executives and thanked past executives of the Hobby Club for their service. She detailed the first sales would be December 2 and proceeds would be used to fund the 85+ luncheon and Cookies for Sharing. She then welcomed new members.

John Good, 6913 Marlin Lane, Home Owners Club – He provided his personal background then stated their next meeting would be tomorrow at 7:00 and that it is open to all residents. He thanked the board for hiring a Park Manager. He then stated at their meetings all in attendance can speak. He detailed how trustees are voted in by owners only. This club allows owners to be more informed and speak freely. He requested minutes be posted on the website stating time issues restrict information access via YouTube. He then asked who reviews for approval of sales and why there is a \$100 fee for the Estoppel program. He then stated he had sent potential litigation and asked why it hadn't been discussed in a meeting. Gordon Elton, 1804 OH, Veterans Club – He detailed the Veterans Day event starting at 10:45 on Saturday, November 11. He asked people to wear a red shirt in support.

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

- 1) **Overnight Parking, PP35, PP35A & Rules & Regs (Smith)** – Rod brought up the discrepancies between PP35, PP35A and Rules and Regulations Part D. A discussion followed. Lori stated there were two versions and the wrong one was uploaded to the website. Lori has already fixed this. She asked trustees to give her an opportunity to look into these types of issues. No further board action is required.
- 2) **Create PP25B–Waiting List Verification for Slip/Lot Rental (Lombardi)** – Todd presented a proposed new PP25B to accommodate the \$100 deposit required to be placed on the waiting list. A discussion followed. A one page document with applicant name, contact information, etc. was distributed, discussed and supported. Todd will move this forward to today's Board Meeting.
- 3) **Update PP21 (Lombardi)** – Todd proposed changes to PP21-Boat Slip Rates to remove 50' slip and 3 month rental, add 10% for 6 month rental, update rates and tax for November at 6.5% and update tax for

December to 5.5%. A discussion followed. Todd is to send a letter to the people who currently have 3 month leases. The headings on PP21 will be changed to resident and non-resident. Lori will post the 5.5% version on the website now. Todd will move this forward to today's Board Meeting.

- 4) **Update PP21A (Lombardi)** - Todd proposed changes to PP21A-Storage Lot Rates to remove cost per foot, add 10% for 6 month rental, update rates and tax for November at 6.5% and update tax for December to 5.5%. A discussion followed. Lori will correct the 6/12 month references. Lori will post the 5.5% version on the website now. Todd will move this forward to today's Board Meeting.
- 5) **Master Park Plan for Trailer Estates (Trotter)** – Duane presented thoughts for a Trailer Estates Master Park Plan to prioritize necessary capital outlay projects. A discussion followed. The board supported having Lee obtain bids for the proposed service.
- 6) **Maintenance Golf Cart Replacement (Lombardi)** – Todd detailed the need to replace maintenance golf carts and presented proposals. He recommended a \$29,300 plus trade in. A discussion followed. Todd will move this forward to today's Board Meeting.
- 7) **Pool Heat/Chiller Replacement – Emergency Purchase (Lombardi)** – Todd detailed the need to repair the spa heater and replace 2 DOA pool heaters with heaters/chillers at a cost of \$12,443. A discussion followed. Todd will move this forward to today's Board Meeting.
- 8) **Discuss Potential Change to Showtime Events (Gregory)** – Kathy shared residents' opinions concerning recent proposed changes to Showtime and discussed ways to implement proposed changes. A discussion followed. Starting in January 2024, there will be a cost of \$5.00 for Saturday Night Showtimes. No further board action is required.

## **TRUSTEE REPORTS**

- 1) Cindy – She thanked Duane for moving her to Health & Welfare. She discussed cancer awareness. She then discussed support of the Health

- Fair. She indicated she is working on a “Reminiscing” event. She thanked Kathy and Jim Carey for the up-to-date instructor contracts. She asked about a “Medicare changes” class. She stated she is thinking about something for home bound people and asked home bound residents to contact her. She thanked Lee for his support of the Red Cross smoke detector program. She then state she needs volunteers.
- 2) Kathy – She detailed the first seasonal event and then other upcoming events in November. She stated the Events flyer is in the December Tribune and then detailed ticket sales for events. She stated she needs volunteers and that only one club, Pickleball, has adopted a dance. She stated after December she has no volunteers, she is tired of begging for help and lack of volunteers may adversely impact activities next season.
  - 3) Dottie – She stated she is mostly learning her duties and pointed out it is very different from being in the audience. She indicated she is learning bingo and thanked the volunteers. She reported they took in and distributed \$3,906 and had 394 players in October. She provided details of the last summer dance. She stated she is unsure if there will be a November Coffee Break. She then recommended large signs for the dumpster area indicating items are full before you access the gated area. She also detailed a concern with the ADA bathroom being locked prior to events ending.
  - 4) Todd – He spoke about the dumpsters, requested TVs not be placed in and by the dumpsters and residents not add to already full dumpsters. He stated the dates for the Manatee County hazardous waste collections are on Channel 732. He stated Channel 733 equipment is installed and is waiting for Spectrum to hook it up. He detailed the termite tenting of the Post Office/Laundry will close the building from November 11<sup>th</sup> – 14<sup>th</sup>. He stated he is waiting on permitting from Manatee County to start the North fence project. He stated the Fish House is fully functional and detailed how to clean up after use. He indicated maintenance would be working on 4x4 repairs at the marina. Dottie asked about Channel 733 and Todd detailed the plan to display some security camera information. Dottie asked the Computer Club be notified when this is live.
  - 5) Louis – He stated the audit preparations are done and we are waiting for the official date Mauldin & Jenkins will be in the office. He indicated he is working on the second chance loan pre-payment letters to be sent to

residents that did not opt in on the first opportunity. He stated tax bills are being sent from the county. He then apologized to our employees for the recent issues with their dental insurance cards and the delays caused.

- 6) Lori – She stated she made the following changes to PPs: PP38s are due in the office by 6:00 a.m. the Monday before the meeting, PP32 now includes a printed name below the signature line, PP16 has the office hours until 4:00 and PP20 has an updated phone number list. She then thanked Kathy for taking care of the Bulletin Boards over the summer.
- 7) Duane – He detailed the election on December 5 to determine changing voting to March and trustee terms to 3 year terms. He stated letters had been sent to clubs, groups and organizations regarding running Bingo kitchen with a deadline of November 17. He recommended Dr. Denise Petrelli-Host as an ARC member. The board supported this recommendation.
- 8) Rod – He thanked residents for making improvements. He stated he is working on unsightly trailers with mold and bushes/trees growing in the gutters or on the roof. He stated his job details are still in process.

### **VIOLATION REPORT**

Violation Summary was discussed. No action required.

### **PARK MANAGER COMMENTS**

Lee went into more detail regarding the December election. He stated the ballot has two items and only one vote. He addressed the fire on Marina Drive and indicated some time will be required to allow for insurance reviews, etc. prior to cleanup and repairs. He stated maintenance will be putting down new floor covering in the bathrooms at the pool that will allow for better drainage on the floors.

Duane – Regarding the recent fire, he thanked Todd for his efforts and detailed how the wrong emergency phone numbers in the office prolonged and/or restricted emergency contacting of the home owners. He encourages all residents to keep current emergency contact information that is useful 24/7.

Cindy – She asked about if the tax bill is not received? Several trustees offered thoughts culminating with resident’s ability to go to the property appraiser’s website to view mailing addresses and tax bill information.

**UNFINISHED BUSINESS**

None.

**ADJOURNMENT**

Meeting adjourned at 11:38 a.m.

Respectfully submitted,

Lori Dalton, Secretary