APPROVED AS CORRECTED, NOVEMBER 17, 2026
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES REGULAR BOARD MEETING
OCTOBER 20, 2026
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

Minutes were recorded by Dave Howard and scribed by Lori Dalton.

The Regular Board Meeting was called to order by Todd Lombardi at 11:20 a.m.

ROLL CALL: Mike Duprey, Margo Fegley, Richard Fernandez, Todd Lombardi, Karon Murphy, Lenora Neal and Mark Woloshyn present. Rod Smith joined via Zoom. Lori Dalton was absent. Park Manager, Lee Morris, was present in the hall.

PUBLIC COMMENT:

1) Sheree Threewits, 6907 Tarpon – She asked for garage definitions.
2) Jim Harvey, 2311 PA – He inquired about Deed Restriction modifications like where to hang laundry, mail/postal and marina property name/signage.
3) Eric Davis, 6606 OR – He questioned why a 5 year lease instead of a 1 year lease.
4) John Good, 6913 Marlin – He asked why no comment on the proposal by John Hussey. He then stated "No to lease."

Closed Public Comment

APPROVAL OF MINUTES:

Lenora made a motion to approve the Workshop Meeting Minutes of August 18, 2026, seconded by Karon. The minutes were approved as written 8/0.

Richard made a motion to approve the Regular Board Meeting Minutes of August 18, 2026, seconded by Lenora. The minutes were approved as written 8/0.

REPORT OF TREASURER:

Regions Bank Money Market: $ 1,619,101.69
Trailer Estates Payroll Account: $ 26,780.04
Trailer Estates Vendor Pay Account: $ 189,701.94
TOTAL: $ 1,835,583.67

Richard made a motion to approve the Report of the Treasurer, seconded by Mark. The motion was approved 8/0.

INVOICE APPROVAL:

Lenora made a motion to pay the Civic Plus bill for $5,808.60. The motion was seconded by Richard. A discussion followed. The motion passed 8/0.

Lenora made a motion to pay the Florida Association of Special Districts, Inc. bill for $3,000.00. The motion was seconded by Margo. A discussion followed. The motion passed 8/0.

ITEMS PRESENTED BY BOARD & STAFF:

1) **Spray Foam Insulation Bid Award – Large Hall & Treasure Barn Garage (Woloshyn)** – Mark made a motion to "Move to award Wentzel's insulation the Large Hall and Treasure Barn Garage work for $32,357, including the garage option and excluding stage; authorize $1,500 for a man lift, for a total not to exceed $33,857 from FY 2026-27 capital outlay; authorize Chairman/Maintenance Manager to execute and schedule after November 1, 2026, subject to Hall availability. The motion was seconded by Mike Duprey. The motion passed 8/0.

2) **Innovation Marine Lease Renewal Negotiations (Lombardi)** – Todd made a motion to "Move to authorize the Chairman and District Park Manager to negotiate a proposed extension and revised terms for the Innovation Marine Corporation marina service facility lease, consistent with today's workshop discussion, and return the proposed agreement to the Board for review and approval. The motion was seconded by Margo Fegley. The motion passed 8/0.

3) **Establish Major Repairs Budget Line Item (Neal)** – Lenora made a motion to "Move to establish a Major Repairs line item in the FY 2026-2027 budget and transfer $25,000 from Contribution to Reserves to Major Repairs, as discussed at the October 20, 2026 workshop; and authorize the Park Manager to update the budget and accounting records accordingly. The motion was seconded by Richard. The motion passed 8/0.

4) **Enforcement Committee Appointment (Lombardi)** – Todd made a "Motion to appoint the following individuals to the Enforcement Committee for a term of one year: Lynn Nickell, Mike McKinnie, Alan Holbert, Michael Petrelli, Sherry Frampton, Gary Jordan, David Crabbe, Phyllis Nourie, and Paula Nelson. The motion was seconded by Karon. The motion passed 8/0.

5) **Cathcart Construction Sewer Project/Staging Area (Lombardi)** – Todd made a motion "I move to approve the temporary laydown yard lease with Cathcart Construction Company -Florida LLC for the TEN Property, Parcel ID 6498500109, as outlined in the October 20, 2026 workshop, at $500 per month plus the proposed in-kind improvements described in the lease, and authorize Chairman Lombardi to execute the agreement on behalf of the District. The motion was seconded by Margo Fegley. The motion passed 8/0.

6) **Budget Transfer (Neal)** – Lenora made a motion to "Move to approve a year-end budget transfer of $24,802 from account 60100, To Build Reserves, to account 54600, Maintenance & Repairs, for Fiscal Year 2025-2026, to offset higher costs of maintaining District facilities, and authorize the Park Manager to update the budget and accounting records accordingly." ~~establish a Major Repairs line item in the FY 2026-2026 budget and transfer $25,000 from Contribution to Reserves to Major Repairs, as discussed at the October 20, 2026 workshop; and authorize the Park Manager to update the budget and accounting records accordingly."~~ The motion was seconded by Mark. The motion passed 8/0.

TRUSTEE/STAFF FINAL COMMENTS:
None.

UNFINISHED BUSINESS:
None.

ADJOURNMENT:
Meeting adjourned at 11:40 a.m.

Respectfully submitted,

Lori Dalton, Secretary