

# Trailer Estates Park and Recreation District

Board of Trustees Workshop

May 19, 2026

9:30AM Mark's Hall

1903 69<sup>th</sup> Avenue West

Bradenton, FL 34207

Call to Order

Pledge of Allegiance

Roll Call

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

Reports from Standing Committees

Clubs & Organizations

Discussion Items Presented by Board & Staff

1. Discussion Item - Park Traffic & Safety Issues
2. Personal Watercraft - Marina
3. Memorandum - Re: ARC Appointments
4. Wood Shop Roof Replacement
5. Resolution 2026-06 - Registered Agent
6. Sale of District Owned Property - 1600 Tennessee

Trustee Reports

Park Manager Comments

Unfinished Business

Adjournment

Trailer Estates Board Meetings & Workshops are broadcast in the park on Channel 732

Join Zoom Meeting

<https://us02web.zoom.us/j/82630062078?pwd=ykOvADbfhZKAWYSTscTSH6QTLQpSrp.1>

Meeting ID: 826 3006 2078

Passcode: 586690

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One tap mobile

+13052241968,,82630062078#,,,,\*586690# US

+13126266799,,82630062078#,,,,\*586690# US (Chicago)

Mobile Password: 586690

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 the Office Staff at (941)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**

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

Agenda Discussion Items - Park Traffic & Safety Issues

For Upcoming Meeting—Date May 19, 2026

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 Items 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.)** \_\_\_\_\_

Discussion Items

Trustee Trustee Duprey

Date Submitted May 9, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

## Discussion Items

### Park Traffic & Safety Issues

1. How can we slow down traffic on our major streets such as:
  - American Way
  - Canada Blvd
  - Bay Drive
  
2. How can we reduce speeds on these streets as a “cut-through”
  - a. American Way
  - b. Canada Blvd
  - c. Bay Drive
  
3. Crosswalks
4. Golf Cart Traffic

Are there steps we can take to make this better?

What can the County do for us?

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

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

Agenda Personal Watercraft - Marina

For Upcoming Meeting—Date May 19, 2026

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): \_\_\_\_\_

See Board Memorandum Attached

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

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

Board Agenda Memorandum

Trustee Dock Master Lombardi

Date Submitted May 9, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

## BOARD AGENDA MEMORANDUM

**TO:** Trailer Estates Park & Recreation District Board of Trustees

**FROM:** Dock Master, Todd Lombardi  
Park Manager, Lee Morris

**DATE:** May 11, 2026

**RE:** Authorization to Permit Personal Watercraft (Jet Skis) in Designated 20-Foot Marina Slips

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### ISSUE

The District Marina currently has a number of underutilized 20-foot slips that have become increasingly difficult to rent due to the trend toward larger recreational vessels. Current marina practices have not permitted personal watercraft (“PWC”), commonly referred to as jet skis, to occupy marina slips.

Staff has evaluated the potential for allowing PWCs in designated 20-foot slips as a means of improving marina utilization and generating additional marina revenue.

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### BACKGROUND

Historically, the District has not allowed PWCs to be docked within the marina. Over time, however, demand for smaller slips has declined significantly as larger vessels have become more common. As a result, multiple 20-foot slips frequently remain vacant for extended periods.

Allowing PWCs within specifically designated slips would provide an opportunity to utilize otherwise vacant marina space while maintaining operational control over the marina.

Staff anticipates that any authorization would apply only to designated 20-foot slips and would be subject to marina rules, insurance requirements, and execution of revised marina rental agreement.

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### CONSIDERATIONS

Should the Board authorize the use of designated slips for PWCs, staff recommend the following operational controls be incorporated into revised marina regulations and rental agreements:

- PWCs permitted only in designated 20-foot slips;
- Requirement for current registration and proof of insurance;
- Compliance with all marina idle-speed and no-wake requirements;
- Restrictions on commercial activity within the marina;
- Limitation on the number of PWCs per slip;

- Requirement that all docking systems or floating platforms be approved by the Dock Master;
- Authority for the District to revoke marina privileges for rule violations.

Staff will also coordinate with the District's insurance carrier and legal counsel to ensure appropriate coverage and documentation requirements are implemented prior to occupancy.

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#### **REVENUE CONSIDERATION**

Allowing PWCs to occupy currently underutilized slips is anticipated to increase marina occupancy and generate additional marina revenue from slips that are presently difficult to lease.

Any proposed fee structure revisions will be presented to the Board for approval.

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#### **STAFF RECOMMENDATION**

Staff recommend that the Board authorize staff and legal counsel to prepare revisions to the marina rules and marina rental agreements to permit personal watercraft in designated 20-foot marina slips, subject to Board approval of final policies and fee schedules.

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#### **PROPOSED BOARD ACTION**

Motion to authorize staff and legal counsel to prepare revisions to marina regulations, rental agreements, and fee schedules to permit personal watercraft in designated 20-foot marina slips, subject to final Board approval.

**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 Memo From Chairman - Re- ARC Members

For Upcoming Meeting—Date May 19, 2026

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): Motion to accept  
Chairman Lombardi's recommendation to re-appoint the ARC members as listed  
in the attached memorandum.

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.)** \_\_\_\_\_  
Memorandum from Chairman Lombardi

Trustee Chairman Lombardi

Date Submitted May 11, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

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TRAILER ESTATES PARK AND RECREATION DISTRICT  
MEMORANDUM

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TO: TRAILER ESTATES BOARD OF TRUSTEES

FROM: TODD LOMBARDI, CHAIRMAN

SUBJECT: RE-APPOINTMENT OF ARC MEMBERS

DATE: 05/11/2026

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As a function of the Chairman's office, I hereby re-appoint the following members to the Architectural Review Committee (ARC):

Charlie Rizzo

Howard Moore

Dr. Denise Petrelli-Holst

Richard Fernandez

Their current terms expire June 30, 2026. The new terms will be from July 1, 2026 to June 30, 2027.

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

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

Agenda Wood Shop Roof Replacement

For Upcoming Meeting—Date May 19, 2026

Type of Meeting (check one): Workshop  Board Meeting

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

The Wood Shop is in need of a new roof. Many roof pans are rusted through and the leaking became worse after the Hurricanes. In addition, we discontinued use of a roof top Air Conditioner Unit and it needs to be removed and the void needs to be patched.

We recommend AKVM as being the lowest responsible quote

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

We received 3 Quotes: Bone Dry Roofing, AKVM Roofing, and All-Weather Roofing. Please see quote recap for Costs.

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

**Agenda Item. Please list the attachments.)** \_\_\_\_\_

Quotes

Bid Recap

Trustee Trustee Woloshyn

Date Submitted May 9, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

Roof Replacement - Wood Shop  
Quote Re-Cap

Trailer Estates

5/11/2026

	AKVM Construction Group	Bone Dry Roofing	All Weather Roofing
Metal Pan & TPO Roof Install	\$18,844.00	\$27,200.00	
TPO Roof Only			\$13,632.00

# PROPOSAL OF WORK

Prepared on Apr 16, 2026 by Bone Dry Roofing - Sarasota Commercial

5120 Middle Ave, Sarasota, FL 34234

Phone: (941) 343-5622



**Bill Cottom**

6828 Canada Boulevard, Bradenton, FL 34207

**Chris Dossett, Bone Dry Roofing - Sarasota Commercial**

(386) 847-3045 | [chris.dossett@bonedry.com](mailto:chris.dossett@bonedry.com)

LICENSE NUMBER: CCC1334369

# PROPOSAL OF WORK



## Customer

Bill Cottom  
8010 15th Street East  
Sarasota, FL 34243

April 16, 2026

Proposal #: 0173738

Customer ID: 0079517

## Property

Trailer Estates  
6828 Canada Boulevard  
Bradenton, FL 34207

**Replace metal roof and small TPO roof.**

**Grand Total: \$27,200.00**

LICENSE NUMBER: CCC1334369

Bone Dry Roofing - Sarasota Commercial 5120 Middle Ave, Sarasota, FL 34234

Phone: (941) 343-5622

# PROPOSAL OF WORK



## Customer

Bill Cottom  
8010 15th Street East  
Sarasota, FL 34243

April 16, 2026

Proposal #: 0173738

Customer ID: 0079517

## Property

Trailer Estates  
6828 Canada Boulevard  
Bradenton, FL 34207

## Work to Perform

Grand Total: \$27,200.00

## Scope

Scope of work for metal Roof:

- Remove metal panel roof. This includes vents.
- Install pbr 24 gauge galvalume panels with hip panels using metal screws with EPDM washers.
- Install drip edge on eaves and rakes.
- Clean up debris and old materials from job site.
- 10 yr NDL (No Dollar Limit Warranty).

Scope of Work for flat TPO roof:

- Remove abandoned HVAC unit and curbs,
- Install decking to ensure deck integrity.
- Remove TPO roof system down to wood decking.
- Mechanically Attach 1" ISO cover board.
- Mechanically Attach .060 mil TPO using rhino bond plates.
- Run TPO up the wall and terminate.
- Install drip edge.
- 20 year NDL (No Dollar Limit Warranty).

Disclaimer:

- The roofing contractor bears no liability for issues, damages, or malfunctions concerning HVAC or electrical systems before, during, or after the roofing project. The client is respons
- Please be aware that any work related to roofing issues will be evaluated separately. If repairs or installations are necessary beyond the initial scope - such as replacing or renewing ct
- Bone Dry Roofing is not responsible for any wall stucco damage.

## Terms and Conditions

TERMS AND CONDITIONS(1) Contract Documents. The Contract Documents include: (a) the Proposal and any drawings, plans and specifications for the work set forth in the Proposal, (b) these Terms and Conditions, (c) any addenda or Change Orders; and (d) the Exclusive Limited Warranty attached hereto. The Contract Documents form the entire and integrated Contract between Customer and Bone Dry Roofing ( BDR ) and supersede all prior negotiations, representations, or agreements, written or oral.(2) The Work. BDR shall perform the Work in accordance with the Contract Documents, manufacturer s specifications, and applicable law. BDR shall have sole control over means, methods, techniques, sequences and procedures to complete the Work. Unless otherwise provided in the Contract Documents, BDR shall provide and pay for all labor, materials, supplies, tools, equipment, and machinery reasonably necessary to complete the Work. Some variation may occur in color, texture and planes of materials. BDR may substitute similar materials if specified materials are unavailable. BDR does not evaluate venting and circulation systems. BDR may utilize subcontractors, vendors, suppliers, or others who are not a party to this Contract to provide labor, services, material, equipment, or machinery in connection with the Work. Neither

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Bone Dry Roofing - Sarasota Commercial 5120 Middle Ave, Sarasota, FL 34234

Phone: (941) 343-5622

# PROPOSAL OF WORK



the Work, nor the contract price, includes any governmental permit, service, or access charge.3) Changes. BDR shall be entitled to a Change Order increasing the contract price upon the occurrence of any of the following: (a) Customer requested or ordered changes in the scope of the Work, including selection of materials not specified in the Proposal; (b) discovery by BDR of any deteriorated materials (i.e., decking, fascia boards, roof jacks, ventilators, flashing, etc.), hidden damage or the need for repair or replacement of any condition not specified for repair or replacement in the Contract Documents; (c) any additional work required by government inspectors to make the existing structure code compliant; or (d) any of the contingencies set forth in Paragraph 4 occur and result in additional costs to complete the Work. If the parties cannot agree on the amount of the Change Order, the Customer shall pay BDR at the unit prices set forth in the Proposal, or where there are not unit prices, on a time and materials basis, plus overhead and profit, for the changed work, which amount shall be added to the contract price. Estimated Start and Completion Dates. Customer acknowledges that the4) Estimated Start Date and Job Duration provided in the Proposal are estimates only and are based on the expected and usual performance of the Work during normal daytime working hours, Monday - Friday. BDR cannot guarantee that it will complete the Work within the estimated Job Duration. In no event shall BDR be responsible for any damages caused by a failure to complete the Work within the estimated Job Duration. Contingencies that could affect the completion time of the Work include: (a) adverse weather, (b) unforeseen site conditions, (c) unusual building construction, (d) natural disasters or other acts of God, (e) war or acts of terrorism, (f) disputes over boundaries or title, (g) strikes or labor disputes, (h) unavailability of materials or laborers or subcontractors, (i) delays in previously scheduled projects, (j) unavailability of permits, (k) changes in laws or codes not reasonably foreseeable, (l) fire or other casualty, (m) special requirements from governing bodies, (n) changes in the Work, or (o) other causes not the fault of BDR that impact the progress of the Work.5) Contract Price and Payment Terms. Customer shall pay BDR the contract price in installments upon completion of each division of work (roofing, gutters, insulation, etc.) or as otherwise set forth in the Proposal. Determination of the balance due and the date of completion are solely the responsibility of BDR. Interest shall accrue at 1.5% per month on all amounts unpaid after thirty (30) days. A \$50.00 service fee will be charged for any returned check. The making of final payment by Customer constitutes a waiver of all claims against BDR, except for claims arising under the Exclusive Limited Warranty attached hereto.6) Parties and Insurance Coverage. The parties to this Contract are Customer and BDR. This Contract does not create any relationship between Customer and any other entity. Customer understands that other companies related to BDR may provide Customer with proposals and Customer may enter into separate contracts with those entities. The terms of this Contract do not control those relationships and any other contracts Customer may enter into with those entities do not affect the terms of this Contract. Nothing in this Contract creates a third-party beneficiary relationship. Additionally, Customer may have insurance that provides coverage for the Work. BDR does not and cannot guarantee that Customer's insurer will provide coverage or pay the contract price in whole or in part. Customer understands and acknowledges that its insurer is not a party to this Contract and that Customer is responsible for paying for the Work regardless of whether its insurer provides coverage. If there is insurance coverage for the Work, Customer agrees to promptly pay to BDR any proceeds received from such insurance on account of the Work up to the amount of the contract price as amended by Change Order. If the insurance proceeds are insufficient to cover the entire contract price for any reason, including, but not limited to, insufficient coverage, coverage decisions by the insurer, or deductibles, depreciation or penalties applied by the insurer, Customer agrees to pay BDR for the Work. Neither BDR, nor any subcontractor, vendor, supplier, or other person or entity who is not a party to this Contract, may initiate or pursue a claim with Customer's insurance company.7) Customer's Obligations and Commitments. Customer shall: (a) grant free access to work areas for workers and vehicles; (b) allow storage of materials on Customer's property; (c) keep driveways clear and available for movement and parking of vehicles during normal working hours, including removal of ice and snow; (d) supply, electric, water, and utilities; (e) arrange for identification of underground utilities before BDR performs any digging; and (f) remove, protect, or secure all satellite dishes, solar panels, sky lights, and other exterior and interior personal property (e.g., shrubs, flowers, wall hangings, etc.) before the Work begins. Customer shall hold BDR harmless from any and all damage to Customer's personal property, including but not limited to interior fixtures, drywall, plaster wall construction, and decorations, unless caused by BDR's negligence. BDR shall not be responsible for realigning satellite dishes or solar panels. The Work may require the use of dumpsters, heavy equipment vehicles, and construction equipment on Customer's property. Customer holds BDR harmless from any damage to Customer's property caused by weight or movement of such dumpsters, vehicles, or equipment or any damage or injury caused by debris remaining on Customer's property after completion of the Work. BDR shall not be expected to keep gates and doors closed, and Customer shall hold BDR harmless from claims arising therefrom. Excess construction material shall remain BDR's property. Customer shall hold BDR harmless from pre-existing conditions on the property discovered during completion of the Work. Performance under this Contract is contingent upon strikes, accidents, or other delays beyond BDR's control. The Contract price may be adjusted due to material or labor price increases caused by unforeseen problems arising after the Work has begun, market supply shortages, or unusual spikes in market demand. BDR is not responsible for removing hazardous material (e.g., lead paint or asbestos) from Customer's property and may stop Work until it is removed. Customer agrees to hold BDR harmless from damages caused by mold, fungus, or biological material. Customer agrees to indemnify and hold BDR and its employees harmless from and against all liabilities, legal fees, damages, losses, costs and other expenses in relation to any claims or actions brought against BDR arising out of any breach by Customer of these Terms and Conditions or other liabilities arising out of Customer's negligent acts or omissions.8) BDR's Rights. Customer may not, under any circumstances, withhold amounts, claim an offset, or unilaterally attempt to charge other amounts to BDR. Customer's failure to tender the full balance due upon notification of completion is a default of Customer's obligations. If Customer fails to make a payment or commits any other breach of the obligations under this Contract, BDR may immediately stop the Work and, upon seven (7) days' written notice to Customer, terminate this Contract and recover payment for Work performed, all other costs, damages or expenses, including reasonable attorneys' fees and other costs and expenses of collection, and the anticipated profit on the balance of the Work not completed. BDR may terminate this Contract for any reason, including for BDR's convenience, upon seven (7) days' written notice to Customer, and may recover from Customer payment for Work performed. If BDR's termination for cause is later found to be wrongful or without cause, such termination shall be considered a termination for convenience.9) BDR Liability. BDR warrants that the Work will comply with Bone Dry's Exclusive Warranty attached hereto. BDR expressly disclaims any and all other warranties, whether express, implied, or oral, including any implied warranties of merchantability, habitability, workmanship, or fitness for a particular purpose. Customer expressly waives any special, indirect, incidental or consequential damages, including, but not limited to, delay, disruption, loss of product, loss of anticipated profits, or revenue, loss of use of equipment or property, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power. Customer's sole remedy against BDR for any claim or cause of action arising out of or relating to the Work (whether under theories of breach of contract, breach of warranty, negligence, tort, or other theory) is a claim under the Exclusive Limited Warranty attached hereto. Customer expressly waives all other rights and remedies. All warranties set forth in the Exclusive Limited Warranty are conditioned upon Customer paying BDR in full for the Work. The liability of BDR and BDR's employees, subcontractors, and consultants to Customer shall not exceed the lesser of \$10,000 or the amount actually paid by Customer to BDR pursuant to this Contract, regardless of the legal theory.10) Dispute Resolution. If a dispute arises concerning the Work or money due BDR, the method of binding dispute resolution shall be arbitration or litigation, at BDR's sole election. If BDR elects arbitration, Customer consents to such arbitration as the exclusive form of binding dispute resolution, which arbitration shall be held

LICENSE NUMBER: CCC1334369

Bone Dry Roofing - Sarasota Commercial 5120 Middle Ave, Sarasota, FL 34234

Phone: (941) 343-5622

# PROPOSAL OF WORK



In Indianapolis, Indiana, under the Construction Industry Arbitration Rules of the American Arbitration Association (AAA) or the Alternative Dispute Resolution (ADR) of the Better Business Bureau (BBB) at BDR's sole discretion. In either arbitration or litigation, BDR shall be entitled to recover its costs related to such a dispute, including reasonable attorney's fees, if BDR prevails.11) Right to Cancel. Customer may cancel this Contract at any time before midnight on the third business day after the later of the following: (a) the date this Contract is signed by Customer and BDR; or (b) if applicable, the date Customer receives written notification from its insurance company of a final determination as to whether all or any part of Customer's claim or this Contract is covered under Customer's insurance policy. See attached notice of cancellation form for an explanation of this right.12) Customer Inquiries. Customer problems or inquiries may be directed to BDR's customer service department at the phone number, address, or email address set forth on the Proposal.13) Miscellaneous. This Contract shall be construed and interpreted according to the laws of the State of Indiana. Customer agrees that he/she has read and understands the written terms of this Contract. Customer agrees that the written terms of this Contract define the relationship between Customer and BDR. Customer further agrees that Customer is not relying upon any statements, advertisements, or representations not explicitly included in this Contract. If any of these Terms and Conditions should be determined to be invalid, illegal, or unenforceable for any reason by any court of competent jurisdiction then such Term or Condition shall be severed and the remaining Terms and Conditions shall survive and remain in full force and effect and continue to be binding and enforceable.

I hereby authorize Bone Dry Roofing - Sarasota Commercial to perform the work indicated above.

**Printed Name**

**Title**

**P.O. #**

**Signature**

**Date**

**Grand Total**

\$27,200.00

LICENSE NUMBER: CCC1334369

Bone Dry Roofing - Sarasota Commercial 5120 Middle Ave, Sarasota, FL 34234

Phone: (941) 343-5622

pg 1

# ALL WEATHER ROOFING

Referred By:

"The Most Recommended Mobile Home Roofing Company Since 1984"

3115 81st Ct. E • Suite #202 • Bradenton, FL 34211  
Toll Free: (800) 297-3758 • (941) 747-4978  
Fax: (941) 747-2939  
Email: info@yourbestroof.com  
www.yourbestroof.com

Lic. #CCC1330500

## CONTRACT

Lic. #CCC058045



Date: 4/27/22

Customer Phone #: 941-524-1673

Owner: Trailer Estates / Bill Calton  
Address: 1903 Gann Ave N City: Bradenton State: FL Zip: 34207

Email Address: bcalton@trailer-estates.com

Do you own your property?  N If yes, RP #

Lot #: Park: Trailer Est. County: Manatee

### INSTALL ALL WEATHER ROOFING CUSTOM ROOFING SYSTEM AS FOLLOWS:

MAIN HOME:	31	x	41'	6" SEAMLESS GUTTERS:	NO
LANAI:	12'	x	22'	3" X 4" DOWN SPOUTS:	NO
CARPORT:		x		SKYLIGHTS / SOLAR:	NO
SHED:		x		TEAR OFF:	Yes TPO
OTHER:		x		FURNACE:	NO
TOTAL SQ FT:	1,535			FASCIA:	65'

Initial:

Price:	\$ 13,632	Please initial the form of payment you choose to use:
Gutters:	\$	<input type="checkbox"/> Check to installers & ACH (no fee)
Total:	\$ 13,632	<input type="checkbox"/> Credit card (3% fee will be applied)
Tax (6%):	\$	
Surtax:	\$	
Total:	\$ 13,632	Initial: _____
Down Payment: (Non-refundable after 3 business days)	\$ 4,089	Estimated installation wait time: 4-6 weeks
<b>TOTAL DUE UPON COMPLETION:</b>	\$ 9,543	"Once Deposit is received"

Install 2" x 4" frame to perimeter edge of existing roof surface, fasten foil faced 1 1/4" insulation to the existing roof(s) surface. Install roofing membrane over the insulation surface and secure around the perimeter of building. Replace all vents (as necessary). All materials are installed in accordance with current Florida Building codes. If contractor deems plywood to be needed at time of install, this will be customers responsibility to pay \$80.00 per sheet after the first 2 sheets, unless contract states otherwise.

## BALANCE DUE UPON COMPLETION

Gutters may be paid separately when installed  
Price includes ALL discounts and promotions (Initial) *h*

**CANADIAN CHECKS ARE NOT ACCEPTED**  
**ALL CHECKS MUST BE WRITTEN ON A US BANK ACCOUNT**

Special Instructions: Delete all vents and sky lights  
on main area as well as remove  
TPO and A/C unit.

Replace with new TPO roof on to  
areas.

C. Calton Warranty

Payment for roof due upon completion - 1 day install

Buyer Signature

Date

Buyer Signature

Date

Salesperson's Name (Print)

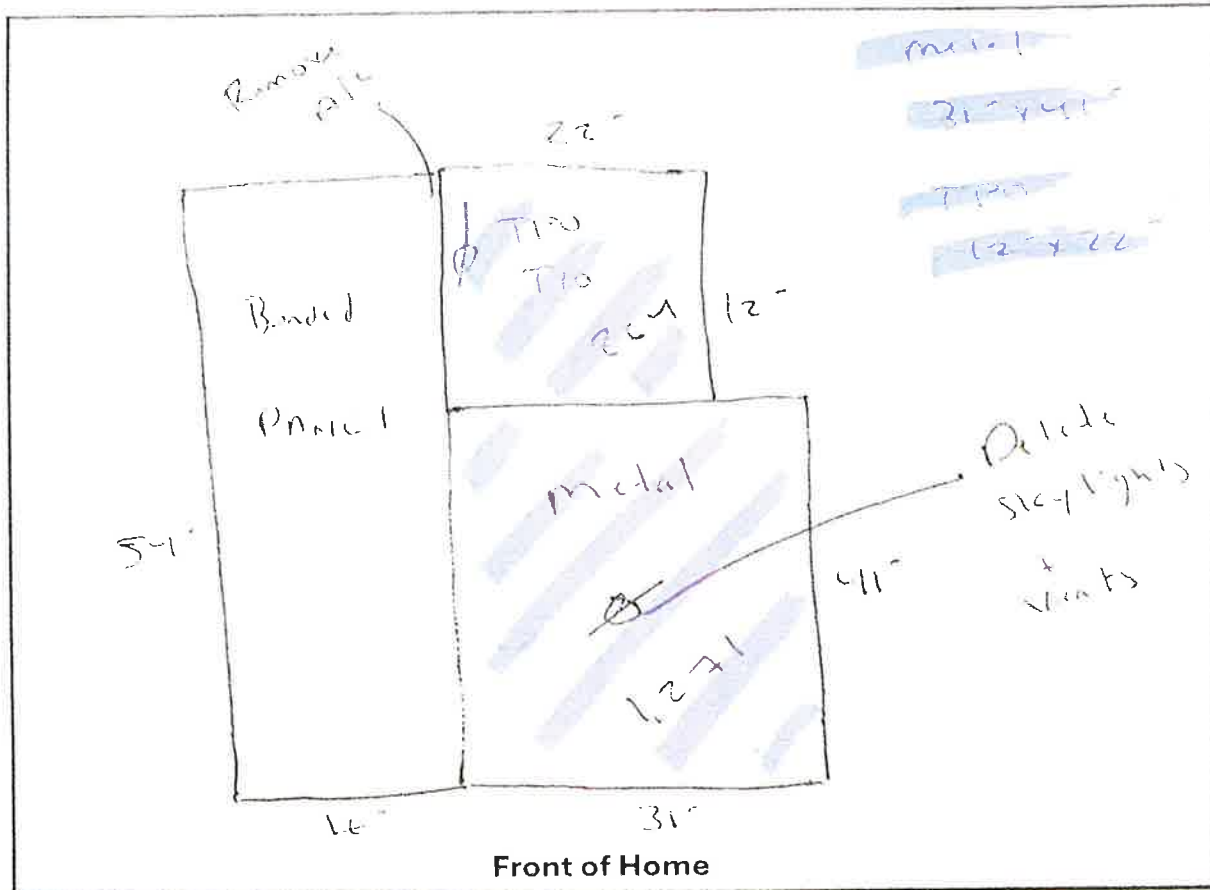
David Thonson

352-978-4461

Buyer MUST initial & Sign all areas indicated on Front & Back of contract to be valid.

# All Weather Roofing Pg 2

Customer: Tractor Estates Bill Cotton  
 Phone: 415 524 6478 Park: Tractor Estates  
 Address: 1903 Loma Ave. St. Bernardino, CA



Total sqft: 1,535 Material: 45 Tear-off:  Yes  No Section: TPO  
 Cut overhangs for flashing/fascia: Yes  No  Power:  Yes  No Furnace active: Yes  No   
 Losing gutters due to tear-off / cut overhangs: Yes  No  Section: \_\_\_\_\_  
 Cutting Tie-downs: Yes  No  Sm Vents: \_\_\_\_\_ Lg vents: 2 Other: \_\_\_\_\_

If gutters are too narrow:

Hang-back / flash-out    Build to edges    New Gutters    No gutters  
 Gutters: \_\_\_\_\_ Downspouts: \_\_\_\_\_ Plywood: 12 Fascia: 25  
 Skylight type: \_\_\_\_\_ Skylight sizes: \_\_\_\_\_ Skylight Count: \_\_\_\_\_

Instructions: Palate Skylights + Vents  
Remove A/C



May 7th, 2026

**PROPOSAL SUBMITTED TO:**

Owner: Trailer Estates Park  
Phone: [\(941\) 524-1673](tel:9415241673)  
Email: [foreman@trailerestates.com](mailto:foreman@trailerestates.com)

**PROJECT ADDRESS:**

6814 A Canada Blvd  
Bradenton FL 34207

**Metal Roof & TPO Recover**

1. On the existing metal roof Supply & Install Roof Hugger 16 Gauge Galvanized Custom Fabricated Purlins attached to the existing purling through the existing metal roofing system.
2. Supply & Install 24 gauge mill finish galvalume PBR Roofing system with die formed low profile ridge cap to code.
3. On the TPO roofing system AKVM will supply and install 1 inch Rigid ISO Insulation board installed with 3 inch screws and plates.
4. Supply & Install TPO Clad Drip Edge installed on a continuous concealed cleat.
5. Supply & Install 60 Mill TPO Roofing system fully adhered to the insulation board and Thermally Welded to the TPO Clad Drip Edge.
6. Supply & install custom fabricated 14 feet 24 gauge mill finish galvalume coping cap.
7. The AC Unit will be removed by others. AKVM will cover the opening with wood.
8. Roofing permit, dump fees, worker's compensation insurance, and general liability insurance are included in the total price.
9. Property Protection Protocols & Job site cleanup performed daily with a magnetic sweep of the area for roofing nails, and trash cleanup. **Please Review "What to Expect" Document for details.**

Initials \_\_\_\_\_



All materials are guaranteed to be as specified per the contract, with a Lifetime Limited Transferable warranty against leaks on the roofing work.

The work is to be performed as allowable per building code, and in a substantial workmanlike manner for the sum of **\$18,844.00 plus any additional charges**

● **PAYMENT SCHEDULE**    Initials \_\_\_\_\_

- DEPOSIT** - Due Upon Contract Signing                      30% of Contract Amount - \$
- START DATE** - Due Upon Work Commencing              35% of Contract Amount - \$
- FINAL** - Due upon substantial completion              Remainder + Additional Charges

● **ADDITIONAL CHARGE TABLE**    Initials \_\_\_\_\_

**\$250.00 of woodwork included** and billed as follows if additional work is needed. Only damaged wood required to install the new roof will be replaced. Other Change Orders may occur depending on code requirements.

Additional Layer Of Roofing	\$70.00 per 100 Square Feet
Decking plywood replacement	\$90.00 per Sheet
Truss Supports Scabbing (2x4)	\$7 per Liner Foot
Fascia Board Replacement (2x6)	\$9 per Liner Foot
Fascia Board Replacement (2x8)	\$11 per Liner Foot
Furring Strip Replacement (1x3)	\$6 per Linear Foot
Soffit Metal Replacement	\$15 per Linear Foot
Fascia Metal Replacement (1x4 - 1x8)	\$11 per Linear Foot
Concealed Flashing with Stucco Repair	\$22 per Linear Foot
Siding & Specialty Wood Pricing	Subject to Market Rate

● **May/June estimated Install timeframe (weather permitting)**

Initials \_\_\_\_\_

"AKVM Construction Group, Inc. specifically disclaims any liability, real or implied, present or future, in testing for, monitoring, removing, treating or in any way responding to the actual, potential, alleged perceived or threatened presence of mold, mildew or fungi of any kind whatsoever, or for any materials containing them."

The **PRICE** is applicable to specified work, any alteration or deviation from the above specified

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## CONSTRUCTION GROUP

work involving extra cost required by County or other, will be executed only upon written change orders and will become an extra charge over and above the estimate.

All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon the work.

Public liability insurance on above work to be carried by AKVM Construction Group, Inc. If we suffer a windstorm or hailstorm loss during the warranty period, we authorize AKVM to make the repairs necessary to return our property back to the pre-loss condition, as paid by property insurance.

The above proposed prices and specifications are satisfactory and hereby accepted. I have read and understand the "Terms and Conditions" included in this package. I understand that these "Terms and Conditions" are a part of this contract.

I have been provided a copy of "Consumer Notices Required by State Law" (Florida's Construction Defects Law and Construction Lien-Law) . You are authorized to complete this work as specified. Payment will be made as indicated above.

All sums not paid when due shall earn interest at the rate of 1% per month until paid and contractor shall be entitled to recover all costs of collection, including attorney's fees, if contractor is not paid.

AKVM Construction Group is not responsible for any damage to plants, grass, shrubbery, gutters, pest intrusions, drywall settling or cracks that become visible during the roofing work, or the outcome of the wind mitigation inspection.

AKVM Construction group is not responsible for the following items unless otherwise specified on the contract scope of work: painting, cracked driveways, driveway stains, punctured lanai screens, pavers, improperly placed water lines, gutters, gas lines and AC charge lines. AKVM Construction Group's, at its sole discretion, may elect either to contribute an amount not to exceed \$1,500 toward the cost of repair or to perform the necessary repairs itself.

AKVM Construction group is not responsible for dips, humps, existing high or misaligned trusses.

Initials \_\_\_\_\_

**Please note:** If you enter into this agreement with AKVM Construction Group, Inc., please be advised that you may receive a "Notice to Owner/Preliminary Notice" in the mail from the company from whom AKVM Construction Group, Inc. purchases the supplies needed to make the improvements for your project.

Florida law prescribes the serving of this notice by suppliers in accordance with Section 713.05, Roofing CCC1328176 • [www.AKVM.com](http://www.AKVM.com) • Building CBC1258181



Florida Statutes.

THIS NOTICE IS NOT A LIEN, CLOUD NOR ENCUMBRANCE UPON TITLE TO YOUR PROPERTY, NOR IS IT MATTER OF PUBLIC RECORDS.

**The following is required by Florida law to be on all contractor contracts:**

According to Florida's Construction Lien Law (Sections 713.001 – 713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will for labor, materials, or other services that your contractor may have failed to pay. Florida's Construction Lien Law is complex, and it is recommended that whenever a specific problem arises, you consult an attorney.

Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a state-licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at 1940 North Monroe Street, Tallahassee, FL 32399-1039.

Florida law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, supplier, or design professional for an alleged construction defect in your home. Sixty days before you file your lawsuit, you must deliver to the contractor, subcontractor, supplier, or design professional a written notice of any construction conditions you allege are defective and provide your contractor and any subcontractors, suppliers, or design professionals the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor or any subcontractor, supplier, or design professional. There are strict deadlines and procedures under Florida law.

Initials \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payments to be made as outlined above.



## CONSTRUCTION GROUP

AKVM Roofing is authorized by signing this contract to charge credit card payment invoice balances through material supplier business.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Initials \_\_\_\_\_

**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 2026-06 Registered Agent

For Upcoming Meeting—Date May 19, 2026

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): \_\_\_\_\_

Appoint Todd Lombardi as Registered Agent for the Trailer Estates Park & Recreation  
Special District via attached Resolution.

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

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

Resolution 2026-06

Trustee Chairman Lombardi

Date Submitted May 7, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK & RECREATION DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Trailer Estates Park & Recreation District (“District”) is a local unit of special-purpose government, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District is required to designate a registered agent and registered office location for the purpose of accepting any process, notice or demand required or permitted by law to be served upon the District.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF TRAILER ESTATES PARK & RECREATION DISTRICT:**

- 1. DESIGNATION OF REGISTERED AGENT.** Todd Lombardi is hereby designated as Registered Agent for Trailer Estates Park & Recreation District.
- 2. REGISTERED OFFICE.** The District’s Registered Office shall be located at 1903 69<sup>th</sup> Avenue West, Bradenton, FL 34207.
- 3. FILING.** In accordance with applicable Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this Resolution with Manatee County and the Florida Department of Commerce.
- 4. EFFECTIVE DATE.** This Resolution shall become effective \_\_\_\_\_, 2026.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

**ATTEST:**

**TRAILER ESTATES PARK &  
RECREATION DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman, Board of Trustees

**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 - 1600 Tennessee

For Upcoming Meeting—Date May 19, 2026

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

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 Lombardi

Date Submitted May 11, 2026

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted \_\_\_\_\_ Initials \_\_\_\_\_

## TRAILER ESTATES PARK AND RECREATION DISTRICT BOARD AGENDA MEMORANDUM

**Meeting Date:** May 19, 2026

**Agenda Item:** Sale of District-Owned Property - 1600 Tennessee Avenue

**Submitted By:** Park Manager / Board Chairman

### Background

The District owns a vacant parcel located at 1600 Tennessee Avenue, Bradenton, Florida, identified by Parcel ID 6496900009. The property is approximately 0.178 acres (7,754 square feet) and is currently classified by the Manatee County Property Appraiser as government-owned vacant municipal land.

The parcel was previously referenced by the Board as the "old playground property" during prior workshop discussion concerning the potential sale of the property.

### Purpose of Agenda Item

The purpose of this agenda item is to authorize the District to proceed with the sale of the vacant property located at 1600 Tennessee Avenue and to establish the methodology for marketing and disposing of the property in accordance with applicable Florida law and District policy.

### Discussion

The property is currently vacant and is no longer being utilized for District operational or recreational purposes. The Board may determine that retaining the parcel no longer serves a public purpose and that sale of the property would be in the best financial interest of the District.

Potential benefits of selling the property include:

- Elimination of maintenance and upkeep responsibilities;
- Reduction of liability exposure associated with vacant land ownership;
- Generation of revenue that may be used for capital improvements, infrastructure, reserves, or other District purposes;
- Returning the property to the Assessment rolls for future non-ad valorem fees.

The Board should also discuss and determine the preferred sales methodology, including but not limited to:

1. Must Obtain an appraisal from an independent Real Estate Appraiser.
2. Solicit Best offer on Commission from the Realtors listed in the TE Tribune May 2026 edition. (Harry Falck Realty, Azure Tide Realty, and Coastal Global Realty)
3. List the property with the lowest responsible Realtor Bid;
4. Marketing the property internally or directly to adjacent property owners;
5. Solicit sealed bids;

Staff and legal counsel should be directed to ensure compliance with all statutory requirements applicable to disposal of District-owned real property.

**Fiscal Impact**

Sale of the property would generate one-time revenue to the District. Final proceeds will depend on market conditions, appraisal value, closing costs, and the method of sale selected by the Board. Returning the property to the Assessment roll will provide long term revenue.

**Recommended Board Action**

Possible motion:

"Move to declare the District-owned property located at 1600 Tennessee Avenue, Bradenton, Florida, as surplus property not needed for District purposes and authorize staff and legal counsel to proceed with the process for sale of the property, including obtaining valuation information and developing recommendations regarding the method of sale for Board approval."

**Attachments**

1. Manatee County Property Appraiser Property Record Card for Parcel ID 6496900009



Parcel ID: 6496900009  
 Ownership: TRAILER ESTATES PARK &; RECREATION DISTRICT  
 Owner Type: GOVERNMENT; CORPORATION  
 Mailing Address: TRAILER ESTATES PARK &, RECREATION DISTRICT, PO BOX 6298, BRADENTON FL 34281-6298

Situs Address: 6510 14TH ST W, BRADENTON, FL 34207  
 Jurisdiction: UNINCORPORATED MANATEE COUNTY  
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT  
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT  
 Sec/Twp/Rge: 23-35S-17E  
 Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75

Parcel Type: REAL PROPERTY  
 Parcel Created: 09/06/1987  
 Map Number: 5B52

FEMA Value: \$0 as of January 1, 2025  
 Land Use: 8089; GOVT OWNED VACANT MUNICIPAL  
 Land Size: 0.1780 Acres or 7,754 Square Feet



**DESCRIPTION**

EG 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 A PT ON THE N BDRY LN OF HE SW1/4 OF SEC 23; THENCE IN AN ELY DIREC ALG THE N BDRY LN OF THE SD SW1/4 OF SEC 23, A DIST OF 49.32 FT, TH SLY 164 FT, TH WLY 49.32 FT, TH NLY 164 FT TO POB AS DESC IN ORB 90 P 630 & ORB 490 P 667 PRMCF P-1-S PI#64969.0000/9

**025 FINAL CERTIFIED VALUES**

	County	School	IndSpcDist	Municipality
Land Value:	425	425	425	
Improvement Value:	0	0	0	
Total Market Value:	425	425	425	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	425	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	425	0	425	
10% Cap Savings:	422	0	422	
Ineligible for SOH Cap:	425	425	425	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	3	425	3	
Exempt Value:	3	425	3	
Taxable Value:	0	0	0	

2026 Exemptions	Type	BegYear	County	School	IndSpcDist	Municipality
8700 MUNICIPALITIES	GOVERNMENTAL	2013	3	425	3	0

**2026 SPECIAL ASSESSMENTS**

FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	0.00
PR08 TRAILER ESTATES PARK AND RECREATION DIST	0.00

**ADDRESSES ASSIGNED TO THE PROPERTY**

6510 14TH ST W, BRADENTON, FL 34207
1600 TENNESSEE AVE, BRADENTON, FL 34207

**PROPERTY APPRAISER INSPECTIONS**

06/26/2024	TLW	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
01/31/2020	TLW	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

**LAND INFORMATION**

Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
U	913	No	0%	7,754	0.18	500	425					1.0		GC	

**SALE INFORMATION**

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
536257	1/1/1931	UNRECORDED	UNKNOWN	V	37		TRAILER ESTATES PARK &	