

APPROVED AS WRITTEN, FEBRUARY 24, 2026
TRAILER ESTATES PARK & RECREATION DISTRICT
ENFORCEMENT COMMITTEE MEETING
FEBRUARY 12, 2026
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Meeting was called to order by Mike McKinnie at 9:38 a.m.

ROLL CALL – ENFORCEMENT COMMITTEE: Mike McKinnie, Karon Murphy, Lynn Nickell and Mike Petrelli was present.

ROLL CALL – ENFORCEMENT COMMITTEE: Lori Dalton, Richard Fernandez and Rod Smith present. Park Manager, Lee Morris was present in the hall.

GENERAL INFORMATION: Lee introduced himself as the moderator and then provided an overview of the process for the meeting.

PUBLIC INPUT:

- 1) None.

Closed Public Comment

ITEMS PRESENTED:

- 1) **1704 New York Ave – “Building Repairs Required”- Jennifer Hamilton property representative present** – Rod provided some history on the property and attempts to communicate with the property owner. He did state work has begun on the property. Jennifer provided details of issues and provided pictures of the progress of repairs. A discussion followed.

MOTION: Petrelli made a motion “to recommend a zero dollar fine.” The motion was seconded by Murphy. A discussion followed. The motion passed 4/0.

The meeting was paused to fix sound issues and was reconvened at 10:05 a.m.

- 2) 6615 Oregon St. – “Building Repairs Required”- Steven Wolf *** property representative present** – Richard provided some history on the property and the attempts to communicate with the property owner. He did state the project is now complete. Steven provided background on the property and his difficulty communicating. A discussion followed.

MOTION: Nickell made a motion “to recommend a zero dollar fine.” The motion was seconded by Petrelli. The motion passed 4/0.

- 3) 1906 Minnesota Ave – “Building Repairs Required and Mold, Dirt, and/or Algae on Building or Fences”- No property representative present** – Rod provided some history on the property and the lack of response to all attempts to communicate with the property owner. Lee provided additional details. A discussion followed.

MOTION: Petrelli made a motion “to recommend a \$1,000 fine.” The motion was seconded by Nickell. The motion passed 4/0.

- 4) 2018 Indiana Ave – “Mold, Dirt, and/or Algae on Building or Fences”- No property representative present** – Richard provided some history on the property and the attempts to communicate with the property owner. He stated the awnings are clean. A discussion followed.

MOTION: Nickell made a motion “to recommend a zero dollar fine.” The motion was seconded by Petrelli. A discussion followed. The motion resulted yea 2/Nickell and Petrelli and no 2/ McKinnie and Murphy.

NEW MOTION: Murphy made a motion “to recommend a \$1,000 fine due to lack of response of owner” The new motion was seconded by McKinnie. A discussion followed. The motion resulted yea 3/McKinnie, Murphy & Nickell and no 1/ Petrelli.

- 5) 6520 Dakota St. – “Building Repairs Required”- No property representative present** – Richard provided some history on the property and the attempts to communicate with the property owner. He stated the repairs have not been done. Lee detailed the status of the property in probate. A discussion followed.

MOTION: Murphy made a motion “to recommend a \$1,000 fine.” The motion was seconded by Nickell. The motion passed 4/0.

- 6) 6612 Dakota St. – “Building Repairs Required”- Kyle McNeir property representative present via Zoom** – Richard provided some history on the property and the attempts to communicate with the property owner. He stated the work has not been done. Lee provided a copy of a letter from Kyle and asked it be included with the minutes (see 3 page attachment). A discussion followed.

MOTION: Murphy made a motion “to recommend a \$1,000 fine.” The motion was seconded by McKinnie. The motion passed 4/0.

- 7) 2018 Indiana Ave – “Mold, Dirt, and/or Algae on Building or Fences”- Jacquelyn Davis property representative present via Zoom.** Ms. Davis made it known that she was present via Zoom; however, she was unable to speak due to technical difficulties.

MOTION: Nickell made a motion “to reopen the discussion on 2018 IN.” The motion was seconded by McKinnie. The motion passed 4/0.

Richard presented his information again. Ms. Davis presented her information. A discussion followed.

MOTION: Murphy made a motion “to recommend a \$1,000 fine.” The motion was seconded by McKinnie. The motion passed yea 3/McKinnie, Murphy & Nickell and no 1/ Petrelli.

- 8) 6520 Kansas – “Building Repairs Required”- No property representative present** – Richard provided some history on the property and the attempts to communicate with the property owner. Lee provided some owner details. A discussion followed.

MOTION: Nickell made a motion “to recommend a \$1,000 fine.” The motion was seconded by Petrelli. The motion passed 4/0.

- 9) 6614 Dakota St. – “Building Repairs Required”- Janet Gigstead property representative present** – Richard provided some history on the property and the attempts to resolve this. Janet provided background including several sales that failed. A discussion followed.

MOTION: Murphy made a motion “to recommend a zero dollar fine.” The motion was seconded by Petrelli. A discussion followed. The motion passed yea 3/Murphy, Nickell & Petrelli and no 1/McKinnie.

- 10) 6916 East Bayou – “Building Repairs Required”- Daniel Hoffman, Forever Realty Investments, LLC property representative present via Zoom** – Rod provided some history on the property and the attempts to communicate with the property owner. He stated the repairs are done. Daniel detailed the property owner as a trust and that he as the property management company only received the final notice, he immediately resolved the issue modified contact information with the TE office. A discussion followed.

MOTION: Nickell made a motion “to recommend a \$1.000 fine.” The motion was seconded by Murphy. A discussion followed. The motion passed 4/0.

11) 6917 Park Lane – “Building Repairs Required”- No property representative present – Rod provided some history on the property and the attempts to communicate with the property owner. A discussion followed.

MOTION: Murphy made a motion “to recommend a \$1,000 fine.” The motion was seconded by Petrelli. The motion passed 4/0.

12) 6905 Tarpon – “Building Repairs Required” – Dr. Joan Harmer property representative present via Zoom – Rod provided some history on the property and the attempts to communicate with the property owner. Dr. Harmer detailed her concerns with the validity of the communications and their timing. A discussion followed.

MOTION: Nickell made a motion “to recommend a \$1,000 fine.” The motion was seconded by McKinnie. The motion passed 4/0.

ADJOURNMENT:

MOTION: Nickell made a motion “to adjourn the meeting.” The motion was seconded by Petrelli. The motion passed 4/0.

Meeting adjourned at 11:39 a.m.

Respectfully submitted,

Lori Dalton, Secretary

Request for Extension, Temporary Waiver, and Clarification of Alleged Violations

Dear Members of the Board and Compliance Committee,

Thank you for the opportunity to address the compliance notices related to my mother's property located at 6612 Trailer Estates in Bradenton, Florida.

The Association's first and second notices referenced exterior condition issues but did not specify the precise nature or full scope of the alleged violations. After I submitted a request through the Association's portal following receipt of Notice No. 2, we received clarification indicating that the damage is limited to the roof and fascia. The only known damage of which we are aware is roof damage resulting from Hurricane Milton, which directly impacted the Sarasota and Bradenton area in or about October 2024. Following that event, and once we were aware that damage had occurred, the roof was professionally tarped to mitigate further damage and prevent water intrusion.

The property is not abandoned. It has not been utilized since May 13, 2024, when my wife and I were at the property and received news of my brother's hospitalization. Since that date, the property has not been resided in. My brother and my father were previously responsible for overseeing the property and addressing maintenance matters.

Shortly after the hurricane, I contacted the Association office to ask whether someone could perform a brief drive-by and take one or two photographs to help confirm the visible exterior condition, as my wife, my mother, and I all reside out of state and were unable to travel. I was informed that the Association could not do so and was advised to rely on friends or neighbors. Unfortunately, due to deaths and relocations within the property's immediate circle, no nearby contacts were available to assist. I did, however, ask the roofing company to take photographs when they tarped the roof, which proved helpful.

Please note that I contacted and spoke with numerous roofing companies to obtain repair estimates. The estimates ranged from approximately \$8,000 to \$35,000 to repair the roof. Given this wide variance, I determined that additional time was needed to obtain more realistic and reliable quotes before proceeding.

During this same period, our family experienced extraordinary personal hardship. My brother, Scott, passed away on May 15, 2024. Following his passing, both of my parents experienced significant health issues related to grief. My mother suffered a mild stroke, was hospitalized, and subsequently placed in rehabilitation. During that time, I stayed with my father, who was later hospitalized due to gastric ulcers caused by stress. On the day of his release, he aspirated while eating, required resuscitation, and was admitted to the ICU, where he was placed in a coma for approximately one week. He was then transferred to rehabilitation for approximately three weeks. Following his release, my wife and I were required to locate assisted living accommodations, as their home was no longer suitable for their needs.

My father continued to suffer additional medical setbacks, and ultimately, my father, Daryl McNeir, passed away on March 12, 2025. These events required substantial time and attention to medical care, estate matters, finances, and personal affairs, and materially impacted our ability to coordinate travel, inspections, and repairs. Documentation, including death certificates and obituaries, can be provided if required.

At no point has there been any intention to ignore or refuse compliance. When the Association identified a lawn maintenance issue, it was addressed immediately. With respect to the remaining exterior concerns, we repeatedly requested clarification regarding the specific conditions that the Association believes require correction in order for the property to be deemed compliant. Notices No. 1 and No. 2 did not describe the

alleged infractions in detail. Until Notice No. 3, dated December 10, 2025, no specific written itemized list, detailed photographs, or comprehensive description of the alleged deficiencies had been provided. It was only after receiving the hearing notice, which included larger, more detailed photographs and descriptions, that we fully understood what specifically required repair.

To move this matter forward, my wife and I will be traveling to Bradenton during the week of February 22, 2026, to personally assess the property. Following that visit, we will determine the appropriate course of action, including initiating repairs or beginning the process of selling the property.

Accordingly, we respectfully request the following:

- A temporary suspension of fines related to this matter
- A written extension through at least April 15, 2026, to allow for on-site assessment and to establish a strategy and tactical plan for repair or sale
- Acceptance of proof of progress following that visit, such as inspection reports, repair estimates, contractor scheduling, or listing documentation

Absent a clearly defined list of required corrections, it has been impossible to accurately assess the scope of work, obtain consistent estimates, or confirm compliance. Granting the above-referenced extension will allow us to proceed efficiently and avoid unnecessary delay.

This request is made in good faith and reflects a reasonable plan to bring the property into compliance under difficult and well-documented circumstances. Following my father's passing, the need to assist in settling multiple estates, and the significant reduction in my mother's fixed income, we have been required to triage responsibilities and prioritize matters affecting her health and well-being. As she now resides in a concierge living environment, she continues to rely on us for her care, which further limits our ability to travel. We do not have other family members available to assist.

As trailer estates is a retirement, 55 and older trailer community, I am confident we are not the first family to experience significant personal hardship. However, the combination of major hurricanes impacting the Bradenton area and the recent loss of two immediate family members within a short period of time created extraordinary and unforeseen circumstances for our family.

This property at 6612 Dakota has been in our family for over 50 years, (I personally have been visiting since age 10) and to the best of my knowledge, we have never previously had an HOA infraction. I work full-time, running my own company, and time is short with responsibilities I have for my immediate family, my mother and for my business. I fully appreciate the Board's responsibility to maintain the community and ensure properties remain in acceptable condition, and we share that goal. I respectfully ask for your consideration under these circumstances and look forward to working cooperatively toward a mutually acceptable resolution.

Thank you for your attention to this concern.

Sincerely,

Kyle A. McNeir

On behalf of Carol D. McNeir, Property Owner

6612 Dakota Street

PLEASE NOTE:

We have made multiple good faith attempts to communicate with the Association regarding this matter.

In Mr. Morris's correspondence, it is stated that communication may occur via phone or email; however, no email address is provided in the letters. I attempted to contact the Association by phone at 1.941.756.7177, but the phone system does not appear to either route calls to a live person or voicemail. (Please check the technology, the phone tree routes in circles.)

Additionally, the HOA portal referenced for communication (<https://portal.hoaviolation.com>) does not appear to be accessible. (see screenshot Fig.1 below) I have attempted to access the portal from both a mobile device and a computer, but the URL does not resolve. (see screen shot below) Please note that this is not user error on my part, as I have 30 years of experience in technology, and have tried to access on multiple devices.

Given these limitations, our ability to communicate has effectively been restricted to receiving notices only, which has also made timely resolution more difficult. I was able to find your (Mr. Morris) email address on the website, under Staff, to send this email to you. We remain willing and eager to communicate through any available and functional channel to resolve this matter promptly, but please note that the board is not making communication easy.

Fig.1 <https://portal.hoaviolation.com> Not Available

