

**APPROVED AS CORRECTED, MAY 19, 2026**  
**TRAILER ESTATES PARK & RECREATION DISTRICT**  
**BOARD OF TRUSTEES REGULAR BOARD MEETING**  
**APRIL 21, 2026**  
**MARK'S HALL**  
**1903 69<sup>TH</sup> AVENUE WEST**  
**BRADENTON, FL 34207**

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The Regular Board Meeting was called to order by Todd Lombardi at 11:07 a.m.

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

**PUBLIC COMMENT:**

- 1) Linda McLaughlin, 6706 Marina – She questioned if the assessment was going down. ~~Lee Todd~~ detailed that the assessment in the budget does not include any outstanding payments for the Marina Seawall repairs of ~~\$100.44~~ **\$144**.
- 2) Rex Walker, 1812 E. Beach – He asked about the sign; what it costs and what is supposed to be on it. Todd stated it is still under construction and the cost was less than \$12,000.
- 3) Cindy O'Brien, 1707 NY – She asked about the Capital Expense. Lee indicated it consists of \$45,000 to spray foam the ceiling of the Large Hall and \$55,000 which is an estimated cost for the Activity Center stabilization. She then detailed a petition to keep our Post Office and why it is important to keep it. Todd stated he is working on it.
- 4) William Lunceford, 1712 MI – He asked about the \$100,000 increase for waste removal and asked if it was due to the miss use of the dumpsters. Todd stated they are working on a contract and the increase was due to contract renewal at current market rates and was not the result of dumpster miss use.

**Closed Public Comment**

### **APPROVAL OF MINUTES:**

Rod made a motion to approve the Workshop Meeting Minutes of April 7, 2026, seconded by Mark. The minutes were approved as written 9/0.

Richard made a motion to approve the Regular Board Meeting Minutes of April 7, 2026, seconded by Margo. The minutes were approved as written 9/0.

### **REPORT OF TREASURER:**

Regions Bank Money Market: \$ 2,096,734.31

Trailer Estates Payroll Account: \$ 25,388.94

Trailer Estates Vendor Pay Account: \$ 147,991.07

TOTAL: \$ 2,270,114.32

Richard made a motion to approve the Report of the Treasurer, seconded by Mike. The motion was approved 9/0.

### **INVOICE APPROVAL:**

None.

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

- 1) **Resolution 2026-04 – O & M Budget 2026-27 (Neal)** – Lenora made a “Motion to adopt Resolution 2026-04 Operating Budget 2026-27 and Exhibit A (Budget) as presented.” The motion was seconded by Margo. The motion passed 9/0.
  
- 2) **Resolution 2026-05 – Assessment 2026-27 (Neal)** – Lenora made a “Motion to adopt Resolution 2026-05 Assessment for Fiscal Year 2026-27 and Exhibit A (Budget) as presented.” The motion was seconded by Rod. The motion passed 9/0.
  
- 3) **Enforcement Committee Appointment (Lombardi)** – Todd made a “Motion to appoint Chip Paulson to fulfill the remaining term of Karon Murphy on the Enforcement Committee. Chip’s term will end on August 18, 2026.” The motion was seconded by Richard. The motion passed 9/0.

- 4) **Enforcement Committee Meeting – Set Date (Lombardi)** – Todd made a “Motion to approve 2<sup>nd</sup> Enforcement Committee Meeting date as attached.” (See Exhibit “B”) The motion was seconded by Rod. A discussion followed. The motion passed 9/0.
- 5) **Placeholder – 6510 Kansas (Lombardi)** – Todd made a “Motion to approve the settlement agreement for the property located at 6510 Kansas Avenue in the amount of \$13,385.50, including waiver of accrued interest, and authorize District counsel and staff to take all actions necessary to complete this settlement.” The motion was seconded by Rod. Todd amended his motion to make a “Motion to approve the settlement agreement for the property located at 6510 Kansas Street in the amount of \$13,385.50, including waiver of accrued interest, and authorize District counsel and staff to take all actions necessary to complete this settlement.” The amended motion was seconded by Rod. A discussion followed. The motion passed 9/0.

**TRUSTEE/STAFF FINAL COMMENTS:**

None.

**UNFINISHED BUSINESS:**

None.

**ADJOURNMENT:**

Meeting adjourned at 11:28 a.m.

Respectfully submitted,

Lori Dalton, Secretary

**Trailer Estates Park & Recreation District  
1903 69th Ave West Bradenton, FL 34207**

**2026-2027 Budget & Assessment  
Operating & Maintenance Budget includes TV/Internet and Curbside Trash Pickup  
October 1, 2026 - September 30, 2027**

INCOME			2026-2027 Proposed	2025-2026 Adopted
	Amount	LOTS		
<b>ASSESSMENT</b>	\$ 1,512.00	1479	\$ 2,236,248	\$ 2,137,917
Early Payment Discounts	3.75%		\$ (83,859)	\$ (80,172)
Uniform Collection Fee	3.00%		\$ (67,087)	\$ (64,138)
<b>NET OPERATING ASSESSMENT INCOME</b>			\$ 2,085,301	\$ 1,993,608
<b>INCOME FROM OFFICE FUNCTIONS</b>			\$ 59,000	\$ 45,000
<b>INCOME FROM MARINA SLIPS</b>			\$ 107,500	\$ 112,569
<b>INCOME FROM STORAGE LOT RENTALS</b>			\$ 125,091	\$ 100,491
<b>INCOME FROM FACILITY LEASES</b>			\$ 63,000	\$ 61,950
<b>INCOME FROM RECREATION/HEALTH WELFARE</b>			\$ 23,000	\$ 23,000

<b>TOTAL INCOME</b>			\$ 2,462,892	\$ 2,336,618
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EXPENDITURES	Per Month	% of Budget	2026-2027 Proposed	2025-2026 Adopted
CABLE TV / INTERNET	\$ 36.54	29.0%	\$ 714,306	\$ 693,501
PAYROLL EXPENSE	\$ 34.65	27.5%	\$ 677,361	\$ 696,329
INSURANCE	\$ 8.19	6.5%	\$ 160,000	\$ 175,000
TRASH REMOVAL	\$ 14.53	11.5%	\$ 284,000	\$ 172,538
UTILITIES	\$ 6.73	5.3%	\$ 131,615	\$ 124,165
MAINTENANCE	\$ 7.66	6.1%	\$ 149,788	\$ 127,758
OFFICE EXPENSE/ACCTG	\$ 5.09	4.0%	\$ 99,520	\$ 99,520
LEGAL EXPENSE	\$ 2.41	1.9%	\$ 47,174	\$ 47,174
RECREATION (Seasonal)	\$ 1.79	1.4%	\$ 35,000	\$ 30,000
RECREATION (Summer)	\$ 0.67	0.5%	\$ 13,000	\$ 13,000
TECHNOLOGY	\$ 1.10	0.9%	\$ 21,454	\$ 16,741
HEALTH & WELFARE	\$ 0.23	0.2%	\$ 4,500	\$ 4,500
CAPITAL EXPENSE	\$ 5.12	4.1%	\$ 100,000	\$ 25,000
CONTRIB TO RESERVES	\$ 0.81	1.0%	\$ 25,000	\$ 50,000
DEBT SVC SPEC MARINA			\$ -	\$ 60,892
CONTINGENCIES	\$ 0.02	0.0%	\$ 174	\$ 500

<b>TOTAL EXPENDITURES</b>	\$ 126.00	100.0%	\$ 2,462,892	\$ 2,336,618
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<b>SPECIAL ASSESSMENT - MARINA</b>	Revenue	\$ 65,481	\$ 65,481
<b>DEBT SVC SP MARINA</b>	Expense	\$ 60,892	\$ 60,892

# Exhibit "A"

## **2026 Trailer Estates Park and Recreation District Meeting Dates**

### **Enforcement Committee Meeting**

The Board of Trustees of TRAILER ESTATES PARK AND RECREATION DISTRICT have set the meeting dates for the Enforcement Committee, Mark's Hall, 1903 69<sup>th</sup> Ave West, Bradenton, FL 34207

2026

Enforcement Committee Meeting

July 23, 2026 Committee Meeting 9:30am

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 Trailer Estates Office 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.

# Exhibit " B "