

Trailer Estates Park and Recreation District

Board of Trustees Workshop

July 21, 2026

9:30AM Mark's Hall

1903 69th 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 - Marina Update
2. Authorization to Solicit Bids and Complete Activity Center/Pool Ground Stabilization Project
3. Contract Award - Large Hall Concrete Replacement & Veterans Memorial Enhancement
4. Pool Gate Naming
5. Review Violation Cure Dates
6. Audit & Financial Statements ending September 30, 2025
7. Discussion Item - Dumpster Policies & Rules

Trustee Reports

Park Manager Comments

Unfinished Business

Adjournment

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

Trailer Estates is inviting you to a scheduled Zoom meeting.

Time: Jul 21, 2026 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86093384540?pwd=f6pbWCp64eTxU7uWAoD6ZKfInDyq0G.1>

Meeting ID: 860 9338 4540

Passcode: 658245

One tap mobile

+13052241968,,86093384540#,,,,*658245# US

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 Item - Marina Update

For Upcoming Meeting—Date July 21, 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):

Update on the Waves Boat Club Proposal and Current Lessee Innovation Marina

Innovation Lease End Date - May 31, 2027

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.)**

Waves Boat Club Proposal

Trustee Dockmaster Lombardi

Date Submitted 7/14/2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

**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 Authorization to Solicit Bids and Complete Activity Center and Pool Ground Stabilization Project

For Upcoming Meeting—Date July 21, 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 attached Board Memorandum

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**
Estimates - \$45,000

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

Anticus Report

Trustee Maintenance Trustee Woloshyn

Date Submitted July 8, 2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ 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 Contract Award - Large Hall Concrete Replacement & Veterans Memorial Enhancement

For Upcoming Meeting—Date July 21, 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): We have numerous deteriorating and cracked slabs of concrete in various places in front of the Large Hall. While only one is directly attached to the building, all of the next slabs will be replaced including the veterans area. The Vetereans Memorial will be reconfigured with a knee-wall with pipes to hold 9 flags during ceremonies. The cost includes all demolition, and the construction of the knee-wall.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**
\$25,198.00

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** See Attached Diagram-

Bids on Project from: East Manatee Concrete & Masonry

Matt Yoder Concrete

TMC Concrete Services

Trustee Maintenance Trustee Woloshyn

Date Submitted July 6, 2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

BOARD AGENDA MEMORANDUM

TO: Board of Trustees

FROM: Park Manager

DATE: July 6, 2026

SUBJECT: Award of Contract - Large Hall Concrete Replacement and Veterans Memorial Area Enhancement

Background

The concrete walkway and entrance area in front of the Large Hall, and other sidewalk pads have deteriorated and require replacement. At the same time, staff recommends reconfiguring the Veterans Memorial area to improve its appearance, accessibility, and long-term durability. Completing both projects together will minimize disruption and reduce overall construction costs.

Three proposals were solicited for the project. The proposals included demolition and replacement of the existing concrete, along with improvements to the Veterans Memorial area.

Bid Summary

Contractor	Bid Amount
East Manatee Concrete & Masonry	\$25,198.00
Matt Yoder Concrete Inc.	\$15,750.00*
TMC Concrete Services LLC	\$34,450.00

*While Matt Yoder Concrete submitted the lowest dollar proposal, the proposal was not responsive to the full scope of work requested. It does not include the Veterans Memorial Enhancement, bench wall, and other project elements included in the requested specifications.

East Manatee Concrete & Masonry submitted the **lowest responsive bid**, providing pricing for both the concrete replacement and the Veterans Memorial area improvements for a total contract amount of **\$25,198.00**.

TMC Concrete Services LLC submitted a complete proposal but at a substantially higher cost of **\$34,450.00**.

Staff Recommendation

Staff has reviewed the proposals and recommends awarding the contract to **East Manatee Concrete & Masonry** as the **lowest responsive and responsible bidder**. The proposal satisfies the requested scope of work while providing the best overall value to the District.

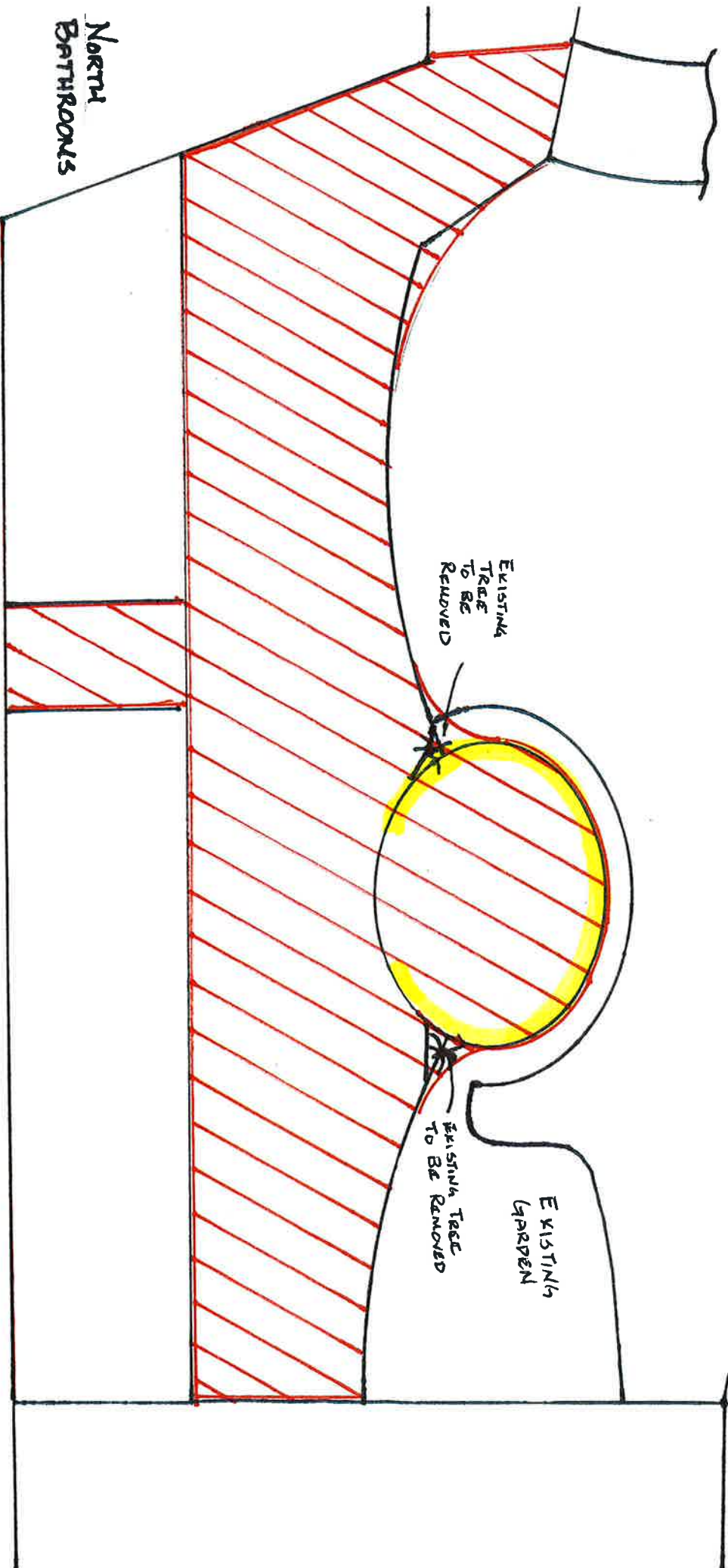
Fiscal Impact

Contract Amount: \$25,198.00

Funding for this project was not specifically budgeted within the Capital Outlay account. Staff recommends an intra-budget transfer from the **Transfer to Reserve** account to the **Capital Outlay** account in the amount of **\$25,198.00** to fund the project. This transfer does not increase the overall operating budget but reallocates existing budgeted funds to complete this capital improvement.

CANADA BLVD.
↑

- EXISTING SIDEWALK
- NEW CONCRETE SIDEWALK
- PROPOSED MEMORIAL WALL



LARGE HALL

TO MARK'S HALL



ESTIMATE

1903 69th Ave W. Bradenton FL

East Manatee Concrete and Masonry

PO Box 311

Nichols, Florida 33863

United States

941-779-5787

Bill to

Trailer Estates

Bill Cottom

941-900-9355

foreman@trailerestates.com

Estimate Number: 13

Estimate Date: May 21, 2026

Valid Until: June 20, 2026

Grand Total (USD): \$25,198.00

Deposit requested: \$6,299.50

Items	Quantity	Price	Amount
Sidewalk All labor and supplies included. -Removal and disposal of concrete sidewalk and pavers. -form, prep and fill in if needed. -pour concrete min 3000min with fiber mesh with broom finish. - Remove forms, cut control joint and final cleanup.	1	\$19,500.00	\$19,500.00
Concrete All labor and supply included for additional concrete slab and block wall to this original estimate. -Remove and replace concrete slab. -Trench, prep for 12"x8" footing install. -Install 2- #5 continuous rebar and tie vertical dowels 4' (O.C) -Lay 3 course block wall. -Fill cell with min 3000psi concrete.	1	\$5,698.00	\$5,698.00
Grand Total (USD):			\$25,198.00
Deposit requested:			\$6,299.50

Notes / Terms

Payment Schedule.

- 25% deposit due upon acceptance of estimate and scheduling.
- 25% due once project commences day one.
- 25% due once project concrete is poured.
- Final 25% due upon final completion of project.

Total: 100%

Foreman

From: Francisco Ibarra <fibarra0790@icloud.com>
Sent: Monday, June 15, 2026 3:49 PM
To: Foreman
Cc: Trailer Estates
Subject: Proposal

TMC CONCRETE SERVICES LLC

PROPOSAL

Project: Concrete Replacement, Stamped Concrete & Curved Bench Wall

Project Address: 1903 69th Ave. W., Bradenton, FL 34207

Date: June 15, 2026

Scope of Work

TMC Concrete Services LLC shall furnish all labor, equipment, supervision, and disposal necessary to complete the following work:

Existing Concrete Demolition & Replacement

- Saw cut and remove existing concrete areas as identified during the latest project meeting.
- Haul off and dispose of all demolished concrete.
- Prepare subgrade and install new 4-inch thick concrete in designated replacement areas.

Stamped Concrete Installation

- Furnish and install 4-inch thick stamped concrete in the agreed-upon areas.
- Includes placement, finishing, stamping, and curing operations.

Standard Concrete Replacement Areas

- Remove and replace additional concrete sections that do not require stamped finishes.
- Includes demolition, disposal, preparation, placement, and finishing of new 4-inch thick concrete.

Curved Reinforced Concrete Bench Wall

- Furnish and construct a curved reinforced concrete bench wall.

- Includes excavation, foundation, reinforcing steel, formwork, concrete placement, finishing, and form removal.

Drain Inlet Installation

- Excavate as required within the bench wall area.
- Install a drain inlet and connect it to the existing drainage system.
- Includes excavation, connection, backfill, and restoration associated with the installation.

Exclusions

- Permits and permit fees.
- Engineering or design services.
- Surveying and utility locating.
- Third-party testing and inspections.
- Any work not specifically listed in this proposal.

Clarifications

- Pricing includes demolition, hauling, disposal, replacement concrete, stamped concrete installation, bench wall construction, and drain inlet installation as described above.
- Concrete thickness is based on 4 inches nominal thickness unless otherwise noted.
- Owner/Client is responsible for locating and marking all underground utilities prior to commencement of work.
- TMC Concrete Services LLC shall not be responsible for damage to irrigation systems, underground utilities, pipes, conduits, cables, drains, or other concealed items whose locations have not been clearly identified prior to commencement of work.
- TMC Concrete Services LLC shall not be responsible for damage to existing landscaping, sod, shrubs, plants, trees, or other vegetation located within or adjacent to the work area.
- Any work outside the scope described herein shall be considered extra work and will require written authorization prior to proceeding.

Contract Amount

Total Contract Price: \$34,450.00

Acceptance

Accepted By: _____

Company: _____

Date: _____

Submitted By:
TMC Concrete Services LLC

Sent from my iPhone

**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 Pool Gate

For Upcoming Meeting—Date 07/21/2026

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): _____

MY DESIRE IS FOR THIS TO BE A SUPRISE FOR CLEO.

I would like to propose a permanent sign "CLEO'S DOOR" be hung on the door to the
pool to commemorate and honor Cleo for the many years of volunteering to teach water
aerobics several times a week. When the sign is ready, we could have a "party" to
thank her for her service.

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

Attachments: **(Please attach any diagrams or pertinent information concerning this**
Agenda Item. Please list the attachments.) None.

Trustee Lori Dalton

Date Submitted 06/19/2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

**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 Review Violation Cure Dates

For Upcoming Meeting—Date July 21, 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): I feel there are some
adjustments that need to be made to the Violation cure dates. This is not a votable
item.

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.) Violation information for HOA Life system
Suggested changes to cure dates.

Trustee Rod Smith

Date Submitted 6/23/26

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

Violation	current cure date	recommended cure date
Building Repairs Required	14 days	33 days
Grass, Weeds, Vegetation in Gravel/Paved/Paver Blocks	7 days	19 days
Junk or Clutter on Property	10 days	25 days
Mold, Dirt, and/or Algae on Buildings or Fences	10 days	25 days
Tall Grass, Weeds, or Unsightly vegetation	5 days	10 days
Trim Trees, Bushes and/or Shrubs	9 days	25 days
Motorhomes, Campers, Boats and Trailers on Property illegally Parked	3 days	5 days
No Derelict vehicles	7 days	25 days
Underage Occupant	7 days	19 days
Unregistered Occupant	7 days	19 days
Political Signage	3 days	5 days

CC&R Articles

[+ Add CC&R Article](#)

↕ **Property Maintenance - Deed Restrictions**

Owner/Renter shall maintain property/buildings so as not to cause an unsightly appearance.

[✎ Edit](#)[🗑 Destroy](#)

- **Building Repairs Required**
Resolution Steps: Repair Building as described in Comments
Days to Cure: 14 days for 1st+ Occurrence
- **Grass, Weeds, Vegetation in Gravel/Paved/Paver Blocks**
Resolution Steps: Remove Grass, Weeds, Vegetation from Gravel/Paved/Paver Blocks.
Days to Cure: 7 days for 1st+ Occurrence
- **Junk or Clutter on Property**
Resolution Steps: Remove Junk or Clutter
Days to Cure: 10 days for 1st+ Occurrence
- **Mold, Dirt, and/or Algae on Buildings or Fences**
Resolution Steps: Wash and Clean.
Days to Cure: 10 days for 1st+ Occurrence
- **Tall Grass, Weeds, or Unsightly vegetation**
Resolution Steps: Maintain grass at appropriate height.
Remove weeds and unsightly vegetation.
Days to Cure: 5 days for 1st+ Occurrence
- **Trim Trees, Bushes and/or Shrubs**
Resolution Steps: Trim Trees, Bushes, and/or Shrubs as required.
Days to Cure: 9 days for 1st+ Occurrence

↕ **Article - Motorhomes, Campers, Boats and Trailers**

No Motorhomes, Campers, Boats and Trailers can be stored on a property unless in an enclosed structure or completely underneath a carport structure. No Derelict Vehicles

 Edit

 Destroy

- Motorhomes, Campers, Boats and Trailers on Property illegally Parked

Resolution Steps: Remove Motorhomes, Campers, Boats and Trailers from Property

Days to Cure: 3 days for 1st+ Occurrence

- No Derelict Vehicles

Resolution Steps: Remove Vehicle from Property

Days to Cure: 7 days for 1st+ Occurrence

↕ Deed Restriction Article 11 & 12

At least one person in such dwelling unit shall be fifty-five (55) years of age or older. Trailer Estates to approve in writing all sales, transfer of title, leases or subleases of a lot or parcel, or occupation of a dwelling unit on a lot or parcel, before such sale, transfer, lease, sublease or occupation shall be valid and effective.

 Edit

 Destroy

- Underage Occupant

Resolution Steps: Underage occupant must vacate premises

Days to Cure: 7 days for 1st+ Occurrence

- Unregistered Occupant

Resolution Steps: Unregistered occupant must vacate premises

Days to Cure: 7 days for 1st+ Occurrence

↕ Article - Political Signage

 Edit Destroy

A. Maximum height of political signs is ten (10) feet. B. The maximum sign area is six (6) square feet or 24" x 36". C. Erection and removal of all political signs shall be the joint responsibility of the owner of the property upon which the sign is placed, or the owner of such sign and the candidate for whom such sign was placed. Each person shall be jointly and severally liable for violation of the terms and conditions of this section. D. Political signs, as temporary signs, may be erected on private property, no more than 60 days in advance of the election and shall be removed within thirty (30) days after the election or a referendum issue has been decided (per Florida Statute 106.1435- Usage and removal of political campaign advertisements).

- Political Signage

Resolution Steps: Remove Sign, Banner or Flag

Days to Cure: 3 days for 1st+ Occurrence

Fine: \$100 per day, Up to a maximum of \$1,000 per occurrence

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 Audit & Financial Statements ending September 30, 2025

For Upcoming Meeting—Date July 21, 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): _____

Discuss Financial Results

Reserves/Required Cash Flow

Establish Major Repairs Account

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.) _____

Maudlin & Jenkins Audit, Financial Results

Trustee Treasurer Neal

Date Submitted July 1, 2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

**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 Item - Dumpster Policies & Rules

For Upcoming Meeting—Date July 21, 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 attached Board Policy

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.) _____

PP34

Discussion Guide

Trustee Chairman Lombardi

Date Submitted July 9, 2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

Trailer Estates Park & Recreation District

Discussion Points - Possible Rule Changes & Clarifications - PP 34

1. Add a Statement that Residents are Responsible for Their Contractors

Currently the policy prohibits contractors from using the dumpsters, but it never clearly says the resident is financially responsible if their contractor violates the policy.

Suggested language:

Residents are responsible for ensuring that all contractors, vendors, tenants, guests, family members, and other persons acting on their behalf comply with this policy. Any violation committed by these individuals shall be deemed a violation by the resident and all costs, fees, and penalties shall be assessed to the resident.

That eliminates the common defense of:

"I didn't know my contractor did that."

2. Require Prior Approval for Large Resident Projects

The policy discusses contractor dumpsters but doesn't define what constitutes a project requiring one.

Consider adding:

Any renovation, demolition, remodeling, flooring replacement, roofing, window replacement, drywall removal, kitchen or bathroom renovation, paver installation, concrete removal, or other project expected to generate more than one pickup truck load of debris shall require the use of a privately supplied construction dumpster.

3. Clarify What "Household Waste" Means

The current wording is fairly broad.

Consider defining:

Household waste includes:

- furniture
- mattresses
- household items
- normal residential cleanout debris

Household waste does **not** include:

- contractor debris
- roofing
- drywall
- flooring
- cabinets
- countertops
- demolition debris

- concrete
 - pavers
 - dirt
 - fill
 - commercial waste
-

4. Strengthen the Overflow Rule

Residents shall not place any materials into a dumpster that has reached capacity or create any condition that prevents the dumpster lid from closing or safe removal by Waste Pro. Materials may not protrude above the top edge of the dumpster.

5. Make "Leaving Items Beside the Dumpster" a Separate Major Violation

Depositing any material on the ground, leaning against a dumpster, or abandoning materials outside the designated dumpster constitutes illegal dumping under District policy and will result in the resident being charged all cleanup costs, disposal costs, administrative fees, and any applicable penalties.

6. Increase Administrative Fees

Currently:

Actual cost + 25% administrative fee.

Twenty-five percent often doesn't cover:

- employee investigation
- video review
- documentation
- administrative processing
- billing
- hearings

Consider one of these:

Option A

Actual cost plus a minimum administrative fee of \$100.

Option B

Actual cost plus the greater of 25% or \$100.

Option C

Actual cost plus \$150 administrative fee.

A minimum fee discourages "small" violations.

7. Create Progressive Penalties

Match our current 3-step violation policy, however with the cost to fix the violation included.

Example:

First violation

- Actual costs
- Administrative fee
- Written warning

Second violation

- Actual costs
- Administrative fee

Third violation

- Enforcement Committee Hearing under Part E
 - Additional sanctions permitted by District Rules
-

8. Add a Payment Requirement

Charges assessed under this policy shall be billed to the resident and shall be due in accordance with District billing procedures. Failure to pay may result in additional collection remedies authorized by District Rules.

9. Add Language Regarding Video Evidence

The District may rely upon video surveillance, photographs, eyewitness statements, access records, FOB entry records, contractor information, and other available evidence when determining responsibility for violations.

10. Clarify "Tree Trimming Exemption"

Currently:

Tree trimming and yard maintenance is exempt.

Instead:

Licensed landscape contractors performing routine tree trimming or yard maintenance may dispose of generated vegetative material only in the designated yard waste dumpster. No construction debris or other waste may be deposited.

11. Add an Emergency Cleanup Provision

For example:

The District reserves the right to immediately remove improperly deposited materials when necessary to protect public safety or maintain operations. Removal shall not waive the resident's responsibility for all associated costs and penalties.

12. Update the Recycling Section

The recycling pages are mostly educational.

Rather than listing every recyclable item, consider:

- keeping only the most important rules,
 - referring residents to the current Waste Pro or Manatee County recycling guide, which can change over time without requiring a policy amendment.
-

Overall Recommendation

Possibly Reorganize it into five sections:

1. **Purpose and Scope** - What the dumpsters are intended for and who may use them.
2. **Resident Responsibilities** - Including responsibility for contractors, tenants, guests, and FOB use.
3. **Permitted and Prohibited Materials** - Clear, concise, and organized by waste type.
4. **Violations and Enforcement** - Progressive penalties, administrative charges, cleanup costs, use of surveillance evidence, and Board hearing procedures.
5. **Recycling and Disposal Information** - Operational guidance that can be updated without changing the enforcement provisions.

TRAILER ESTATES PARK AND RECREATION DISTRICT USE OF FACILITIES: REFUSE/DUMPSTER POLICY PP 34

Trailer Estates Park and Recreation District provides for the regular pickup of household garbage, excluding yard waste. Check the District bulletin boards for the current day and time schedule.

The intent of the dumpsters are to provide residents the ability to dispose of household solid waste such as furniture, small self-completed interior/exterior construction jobs, and other solid waste items. Dumpsters are available for the exclusive use of Trailer Estates Park and Recreation District residents. Outside contractors doing work for TE residents **are not** allowed to use dumpsters. Tree trimming and yard maintenance is exempt from this policy. Separate dumpsters for solid waste, yard waste, and comingled recycling are located in the trailer storage yard. Gates are locked and are accessible using your FOB-ID.

Outside contractors, including the various contractors located within TE, hired to renovate a resident's home must provide their own private dumpster. The contractor's dumpster must be placed at the job site, so it does not block road traffic. Renovations to resident's home also include pavers, concrete removal and heavy debris.

Residents who are not physically located in TE during the time of renovation must provide the Maintenance Foremen with a letter identifying the contractor and authorizing the placement of a dumpster to conduct the renovations.

It is a violation of District rule for persons to do the following actions:

- 1) placing items in a dumpster that has been identified as being filled to capacity or marked with a sign stating "No More Dumping Today"
- 2) placing items in a dumpster that exceed the height of the dumpster
- 3) placing items in the incorrect dumpster (i.e. solid waste in the yard waste dumpster, placing solid waste in the recycling dumpster)
- 4) placing solid waste, yard waste, plastic bags, Styrofoam or glass other than bottles/jars in the recycling
- 5) placing items on the grounds around or outside of the dumpster area
- 6) placing of appliances (e.g. refrigerators ovens, air conditioning units) or electronics (e.g. televisions, computers) in the dumpsters or on the grounds around or outside of the dumpster area

**TRAILER ESTATES PARK AND RECREATION DISTRICT
USE OF FACILITIES: REFUSE/DUMPSTER POLICY PP 34**

- 7) placing hazardous materials (including flammables, oils, batteries, chemicals, etc.) in the dumpsters or on the grounds around or outside of the dumpster area
- 8) allowing a contractor, including tree trimmers, paver installers and renovators access to a dumpster.

The dumpster area is under video surveillance. Offenders face the actual cost for alleviating such issues plus an administrative fee of 25% of the actual cost per offense. It should be noted the actual cost could include medical expenses incurred by the maintenance staff while alleviating the issue. Repeat offenders may also be scheduled for a public hearing as described in the Rules and Regulations Part E: Penalties. Egregious violations such the placing of excessive amounts (i.e. an entire demolished home) will be dealt with on an individual basis that may include the cost of the dumpster dump in addition to those costs identified above.

COMINGLED RECYCLING

What can be placed in the comingled recycling?

Newspaper, junk mail, shopping ads, windowed envelopes, magazines, office and computer paper (all colors), phone books, greeting cards, brown paper bags, fiber board (cereal, cracker, frozen food and soda boxes), cardboard (must be broken down flat), glass bottles/jars (all colors), aluminum and steel cans (soup/vegetable), jar lids, CLEAN aluminum pie pans (non-food stained), empty aerosol cans, milk and juice cartons and plastics #1-7 (any plastic with a numbered triangle on the container-numbered triangle required for recycling).

**NO PLASTIC BAGS OR STYROFOAM
DO NOT USE FOR SOLID WASTE NOR YARD WASTE**

What materials will NOT be collected for recycling?

NOT these Paper items: Food wrap, gift wrap, paper mixed with food or wax, paper plates, cups or napkins, paper towels, greasy pizza boxes, tissues or tissue paper.

NOT these Glass items: Ceramics, dishes, broken glass, coffee pots, crystal, drinking glasses, eyeglasses, light bulbs, mirrors, plate glass, vases, pottery, windows and windshields.

**TRAILER ESTATES PARK AND RECREATION DISTRICT
USE OF FACILITIES: REFUSE/DUMPSTER POLICY PP 34**

NOT these Metal items: Food stained aluminum foil, aluminum siding, appliances, auto parts, deli trays, kitchen utensils, lawn furniture, machines, metal building materials, paint cans, tin roofs, tools, toxic material or window frames.

NOT these Plastic items: Any items that do not have #1 through #7 stamped in the recycling symbol on the bottom of the container, including, but not limited to: cellophane, clothes hangers, diapers, lawn furniture, plastic bags, PVC, toxic materials or plastic toys.

YARD WASTE

Only brush, trees, leaves and grass may be put in the Yard Waste dumpster. Paper lawn bags (only) may be used; NO plastic bags. NO soil or rocks may be placed in this dumpster. All other yard materials should be placed in the Solid Waste dumpster.

SOLID WASTE

This dumpster is for general trash and debris. No flammable, oils, batteries, chemicals, televisions, computer screens, large appliances, A/C units or propane tanks are allowed (these items can be recycled quarterly at Manatee County recycle locations at no charge, watch your water bill for times and locations).

Note: Motor oils can be recycled at most retail automotive stores. Batteries can be recycled at Batteries Plus and propane tanks can be recycled at Detweilers. DO NOT PUT THESE ITEMS IN ANY DUMPSTER.

TELEVISIONS, COMPUTER SCREENS, A/C UNITS AND LARGE APPLIANCES CANNOT BE PLACED IN OR AROUND THE DUMPSTERS.

Note: For a fee Waste Pro will pick up these items curbside if you call ahead to schedule it at 941-355-9600.