

**APPROVED AS WRITTEN, MAY 19, 2026**  
**TRAILER ESTATES PARK & RECREATION DISTRICT**  
**BOARD OF TRUSTEES WORKSHOP MEETING**

**APRIL 21, 2026**  
**MARK'S HALL**  
**1903 69<sup>TH</sup> AVENUE WEST**  
**BRADENTON, FL 34207**

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The Workshop Meeting was called to order by Todd Lombardi at 9:32 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) Cindy O'Brien, 1707 NY – She feels other things can be done with the budget money and more checks and balances should exist. She would like to see payouts over \$500 to require Board approval except in emergencies. She also inquired about the Health & Welfare budget and Lee explained that included all three Recreation Trustees' budget. She thanked the Board for their service.

Closed Public Comment

**REPORTS FROM STANDING COMMITTEES:**

None.

**CLUBS & ORGANIZATIONS:**

1. None.

**Suspend Board Workshop**

**PRESENTATION – MANATEE COUNTY SEWER PROJECT PHASE #1**

Derek O'Sullivan, Project Manager provided an overview of the sewer project – **Phase 1** that is expected to begin late summer or early fall. He and the contractor, Joe, had a question & answer session. The following is an overview of the presentation and Q&A.

- 1) Derek detailed the need for property owners to sign a release to allow Manatee County and/or their contractors to install laterals from the street to the home and then to eventually to connect them to the home. The county cannot enter your property without this release; therefore, without a release the property owner will be responsible for hiring and paying for a contractor to connect the home to the sewer line out near the street.
- 2) Derek detailed the care taken to establish the path of least resistance from the home to the street. Any items affected by the lateral lines will be put back to their original state to the best of their ability (i.e. cement, pavers, bricks, plantings, grass, rock, shell, etc.).
- 3) Joe detailed the restoration of property will occur all at one time for each Phase once the laterals are dry fitted for the section or Phase they are working in. This may result in several weeks or months of having a lateral that has not been restored to its condition before installation.
- 4) Derek stated the deadline for the Phase 1 Release submissions is unknown at this time. The Release forms are available in the TE office and the Park Manager and Board has agreed to aid the county in notifying residents of the need for the release. Currently, Release forms can be submitted to the TE Office. Lee and Derek recommended checking the District or County website for updated information. Derek recommended signing up for the county electronic newsletter as there is not currently a dedicated phone line to call in for updates. Derek stated work cannot be done “by appointment”.
- 5) Derek fielded several questions that resulted in the same answer that the county would NOT touch a home’s sewers/cleanouts. He stated they would connect outside the home and would not replace existing cleanouts nor P-traps for the home.
- 6) Derek and Joe detailed how the laterals would be installed throughout and then when they are ready to “go live” each property owner’s home will not have sewer service for about 15-20 minutes while the contractor unhooks from the old sewer, closes the backflow and connects to the new sewer. They will knock on doors to alert the resident to this action.
- 7) Derek detailed their plan to avoid placing laterals where there is a bona fide county permitted building plan. Derek stated they would always plan the laterals through the path of least resistance; however, they cannot adjust laterals for owners who say they may someday want to add a structure in that area. He also stated it is the property owner’s responsibility to notify

him of county building permits obtained after the sewer project has surveyed the property.

- 8) Derek explained the county funding of this project.
- 9) Questions were raised about feeds that could be needed for facilities placed in sheds. Derek detailed the laterals would be placed as shallow as they can be and the property owner may need to install standard RV tails. This situation should be individually addressed when the property's Phase begins.

### **PUBLIC HEARING – OPERATING BUDGET & ASSESSMENT 2026-27**

Todd called to order the Public Hearing portion of the meeting.

### **PUBLIC COMMENT:**

- 1) Jim Root, 1818 NY – He inquired about the decrease in Marina income. Todd explained that was due to many 20' slips not being rented.

### **CLOSE PUBLIC HEARING:**

Todd adjourned the Public Hearing Portion of the meeting at 10:53 a.m..

### **Re-Convene Board Workshop**

Todd called the Workshop back to order at 10:53 a.m..

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

- 1) **Resolution 2026-04 Adopt 2026-27 O & M Budget (Neal)** – Lee presented the Operating & Maintenance Budget for 2026-27 as discussed at previous meetings and during the Public Hearing. Lenora will bring this forward at today's Board Meeting.
- 2) **Resolution 2026-05 Adopt 2026-27 Assessment (Neal)** – Lee presented the Assessment for 2026-27 as discussed at previous meetings and during the Public Hearing. Lenora will bring this forward at today's Board Meeting.
- 3) **Enforcement Committee Appointment (Lombardi)** – Todd detailed the need to remove Karon Murphy from the Enforcement Committee and replace her with Chip Paulson for her remaining term which expires on August 18, 2026. Todd will bring this forward at today's Board Meeting.

- 4) **Enforcement Committee Meeting #2 Set Date (Lombardi)** – Todd recommended the next Enforcement Committee Meeting be held July 23, 2026. A discussion followed. Todd will bring this forward at today's Board Meeting.

### **TRUSTEE REPORTS:**

1. Mike – He detailed upcoming events and that he is working on more events for the summer.
2. Richard – He detailed the need to watch grass and mold issues. He recommends asking neighbors to help watch property or install cameras to help keep an eye on your property. He reminded owners of vacant lots that they still need to be maintained.
3. Rod – He agreed with Richard's statements and added that children cannot drive golf carts; the operator of the golf cart must possess a driver's license and that if caught the sheriff will write tickets. Todd added the golf carts cannot be driven on Florida Blvd. or sidewalks. He reminded residents that this is a privilege.
4. Lori – None.
5. Mark – He stated we passed our fire inspection, the pool would be closed Thursday for leak repairs, he's working with the company for stabilizing the Activity Center and getting bids for the laundry room remodel.
6. Margo – She detailed her final event.
7. Karon – She stated she is finalizing next year's contracts and is working on the Health Fair.
8. Todd – He stated the Sewer Project Release letter can be submitted to the TE Office.
9. Lenora – She reminded residents that the assessment in the budget is for a single lot.

### **VIOLATION REPORT:**

Available online.

### **PARK MANAGER COMMENTS:**

Lee stated the pool would be closed all day this Thursday and it may be closed part of Friday due to the repairs needed.

**UNFINISHED BUSINESS:**

None.

**ADJOURNMENT:**

Meeting adjourned at 11:06 a.m.

Respectfully submitted,

Lori Dalton, Secretary