

APPROVED AS WRITTEN, AUGUST 18, 2026
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP MEETING

JULY 21, 2026
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Workshop Meeting was called to order by Todd Lombardi at 9:40 a.m.

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

PUBLIC COMMENT:

- 1) John Good, 6913 Marlin Ln. – He opposes Waves and thinks the problem is we are trying to be a profit center. He thinks there is too much emphasis on making money. He then detailed his concerns with dates and communications starting in January. He then stated Mr. Morris and Mr. Lombardi are impeding TJ's Public Records administration. He questioned marina zoning. He wants a place to work on his own boat in that facility. He voiced concerns there is no back and forth discussion at this time. As his time expired, he stated he had more to say and we would learn about it later.
- 2) Duane Trotter, 1604 WI – He stated Waves is desperately looking for space and explained why. He then listed his questions of a) do you have to have a membership plan or can you just rent a boat by the hour/day; b) would they have priority for slip space; c) what is the plan for bringing fuel; d) will they do boat repairs for residents and e) how will we address parking issues for events.
- 3) Mike Hoffman, 2209 IL – He said it would be a poor idea as insurance rates would increase. He asked if they would respect the manatee and our canal shores. He indicated we could expect crowding; parking would be bad and increased fast driving. He also mentioned theft issues and stated his wife got mugged in the park. He stated we are a community not a profit center and he wants a quiet community.
- 4) Jim Harvey, 2311 PA – He stated Waves is not being transparent. He read an email he suggests indicates the deal is done. The building lease to

Innovation Marine could be changed to volunteerism to do boat repairs. He detailed Waves Boat Club is for profit but will create a debacle. He wants transparency and honesty.

- 5) Eddie Barber, 6730 Marina – He stated this is a 55+ Community and does not want it open to the public. He indicated 50-60 people coming for Waves and there is no parking available. He then detailed being passed in his golf cart on a double yellow line. He is against Waves.
- 6) Todd Kichman, 6806 Marina – He indicated he wants to keep the marina. He stated he thought Todd was trying to get Innovation Marine to leave early so Waves could come in.
- 7) Alan Routh, 6810 Marina – He stated Waves would sacrifice residents wellbeing. He indicated more boats in the canal and more car traffic. He indicated Sea Doos are known to speed and they are loud. He asked if you would want that if you were on a canal?
- 8) Wayne Jacquet, 2115 IA – He said zoning is an issue and shame on us. He only wants boats parked not jet skis. He stated one boat may bring four cars. He also voice concerns about parking on Saturdays with the Treasure Barn and Waves competing for parking.
- 9) Barry Glassner, 2114 IL – He stated he told you so; he talked about doing stuff behind scenes. He said NO Waves.
- 10) Dottie Deerwester, 1804 OH – She indicated it was not a good idea for Waves. She asked why Innovation Marine was leaving. She thinks it's a bad idea.

Closed Public Comment

REPORTS FROM STANDING COMMITTEES:

None.

CLUBS & ORGANIZATIONS:

1. Phyllis Nourie, 1917 IA, Pickleball (PB) Club – She detailed the number of members being down and why. She recommends when PB players are having visiting relatives that they schedule the hall. She also indicated they could come and play with the club. She asked the board for next season to schedule one evening a week for “open” PB play.
2. Marcia Clark, 1705 PA, Shuffleboard Club – She detailed the need for the RHEA building to get updated with floors, windows and A/C. She asked when that might get done.

3. Laura Freese, 6619 CT, CERT & Yacht Club – She detailed CERT needing new members and how to contact them via information in the Tribune. She also recommends registering your home with CERT. She then provided some details of the Yacht Club activities and invited residents to join; no boat required.
4. Dottie Deerwester, 1804 OH, Veterans Club – She detailed the Veterans Memorial enhancements and indicated she supports the improvements.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:

- 1) Discussion Item – Marina Update (Dockmaster Lombardi)** – Todd detailed how Waves became aware of the marina and how they submitted an unsolicited proposal to lease the marina. A representative of Innovation Marine had told Todd they may need to break their lease early due to loss of income; then later told him they decided to stay. He indicated the current lease ends May 31, 2027. A discussion followed. No further discussion until just prior to the end of the lease.
- 2) Authorization to Solicit Bids and Complete Activity Center/Pool Ground Stabilization Project (Woloshyn)** – Mark detailed the work needed at the Activity Center and Pool to stabilize the ground and the need to obtain bids. Todd and Lee added more details. A discussion followed. Mark will bring this forward at today's Board Meeting.
- 3) Contract Award – Large Hall Concrete Replacement & Veterans Memorial Enhancement (Woloshyn)** – Mark detailed the need for concrete replacement around the large hall and installation of a knee-wall with pipes to hold the 9 flags during ceremonies. The cost of demolition and construction is estimated at \$25,198.00. A discussion followed. Mark will bring this forward at today's Board Meeting.
- 4) Pool Gate Naming (Dalton)** – Lori recommended a permanent sign "CLEO'S DOOR" be hung on the door entering the pool area to commemorate Cleo Buric for her years teaching water aerobics multiple times a week. Lori also recommended having a party to publicly thank her for her service. A discussion followed. Lori will bring this forward at today's Board Meeting.

- 5) Review Violation Cure Dates (Smith)** – Rod detailed how violations work and then recommended some adjustments to the Violation Cure Dates (see Exhibit A attached). A discussion followed. The Board supported keeping the current cure dates. Rod, Richard and Lee will work on updates to the violation letter.
- 6) Audit & Financial Statements Ending September 30, 2025 (Neal)** – Lenora read the results of the latest Financial Audit. Rod pointed out the list of Trustees was the current Trustees and should be the Trustees in the 2024-2025 year. Lee detailed the Reserves/Required Cash Flow and the need to Establish a Major Repairs Account sometime after October. Lenora will bring the audit forward at today's Board Meeting.
- 7) Discussion Item – Dumpster Policies & Rules (Lombardi)** – Todd recommended changes to our current dumpster policy (PP34). He addressed each proposed change. A discussion followed. Lori will make the proposed changes and send a draft to Lee and Todd. When ready, Lee will have our attorney review it and then Todd can bring forward at a future meeting. Mark is to look into the feasibility of putting a gate on Bay for dumpster access only.

TRUSTEE REPORTS:

1. Miike – He detailed the success of the last dance with 75-80 people. He detailed the upcoming Ice Cream Social with playing “Human Bingo” after. He detailed delaying the Family Fued until September and that he is working on another dance in August.
2. Richard – He stated with the rain that tall grass, weeds and mold are an issue. He recommends snowbirds have a friend or neighbor keep an eye on their property. He also recommends residents pick up anything that could become flying debris.
3. Rod – He echoed Richard and reiterated watch for things that can become flying debris.
4. Todd – He detailed how the Traffic Calming study is progressing. He stated the county sewer project has been delayed until September or October. The deadline for submitting Phase 1 forms is close. Todd has called all but one owner to request the form. He then detailed a Meet & Greet with our County Commissioner on Thursday at 6:00 in the large hall.
5. Lenora – None.

6. Mark – He indicated they are doing general work, cleaning gutters, installing the sign by the Post Office, working on the Activity Center/Pool stabilization, etc. and will now be working on a new dumpster location.
7. Lori – None.
8. Karon – None.
9. Margo – None.

VIOLATION REPORT:

Available online.

PARK MANAGER COMMENTS:

He detailed the consequence of not submitting the sewer project right of way form as the county stopping at the road and the property owner being financially responsible for hiring a private contractor to run the line and hook up to the sewer at the street. Therefore, it is very important to get the form signed and in to the office or to the county quickly. He detailed an Enforcement Committee meeting on July 27 at 9:30 in Mark's Hall with five properties being reviewed. He reminded the Board and residents that the September Board Meeting has been moved to September 29th. He then reminded residents of the Meet & Greet on Thursday at 6:00 in the large hall.

UNFINISHED BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 12:14 p.m.

Respectfully submitted,

Lori Dalton, Secretary

EXHIBIT A

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