

APPROVED AS CORRECTED, FEBRUARY 4, 2025
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP MEETING

JANUARY 7, 2025
MARK'S HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Workshop Meeting was called to order by Duane Trotter at 9:30 a.m.

ROLL CALL: Lori Dalton, Dottie Deerwester, Kathy Gregory, Todd Lombardi, Lenora Neal, Louis Nickels, Rod Smith, and Duane Trotter present. Park Manager, Lee Morris, was present in the hall.

PUBLIC COMMENT:

- 1) None

Closed Public Comment

REPORTS FROM STANDING COMMITTEES:

Barbara Sewel, 6608 Dakota, Treasure Barn (TB) Committee – She detailed the TB’s recent meeting where they decided to keep their same officers, Barbara Sewel as Chairman, Linda Briggie as Secretary, Mary Trotter as Treasurer and Ruth Coppens as Vice Chairman. She indicated they will have a table at the Activity Fair. She stated their next meeting would be February 6, 2025 ~~2024~~ and they are still on hold and unable to accept donations.

CLUBS & ORGANIZATIONS:

1. None.

DISCUSSION ITEMS PRESENTED BY BOARD & STAFF:

- 1) **Update Community Channel Event Form PP14B (Dalton)** – Lori presented a replacement for PP14B that makes it easier for residents to complete and the office assistant to work with. A discussion followed. Lori will bring this forward at today’s Board meeting.

- 2) **Update Bingo Policy PP15A (Deerwester)** – Dottie presented a revised PP15A Bingo Policy to bring the policy into compliance with the TE Charter, Section 15, Item 11. A discussion followed. Dottie will bring this forward at today’s Board meeting.
- 3) **Update PP13 Procedures for Paid Instructors (Trotter)** – Duane presented proposed updates to PP13 to remove Seasonal Social & Recreational Trustee and replace with Health & Welfare Trustee. A discussion followed which included a long discussion on the 10 minimum residents which will be looked at annually and removing the “collection and distribution of monies”. Duane stated he would withdraw this at this time and bring it back in February.
- 4) **Resolution 2025-01 Max Ownership of Properties in Trailer Estates (Trotter)** – Duane presented Resolution 2025-01 regarding a Deed Restriction Amendment to limit the number of properties owned to 3 and to determine the Ballot Wording with the plan to have the property owners vote at the election on March 11, 2025. A discussion followed. The board agreed the references to “lots” “units” and “properties” should all be changed to “parcels”. The reference to two needs to be changed to three and the reference to three needs to be changed to four. Duane will bring this forward at today’s Board meeting. If approved, Lee will work with the attorney on updates.
- 5) **Interior/Exterior Repairs to Maintenance & Treasure Barn Buildings (Lombardi)** – Todd detailed quotes for interior and exterior repairs from Surge Water Flooding by Rapid Response Team, Southwest Florida Contracting and Shore Interiors. This will be turned in for insurance reimbursement. A discussion followed. Todd will bring this forward at today’s Board meeting.
- 6) **Discuss Vote of Owners Required to Sell TE Real Property (Deerwester)** – Dottie detailed her recommendation to have the sale of real property owned by Trailer Estates voted on by property owners at an election to ensure every owner has an opportunity to voice their opinion. A discussion followed. No further action is required.
- 7) **Charging for District Sponsored Events (Gregory)** – Kathy opened the discussion of charging for all district sponsored events where district

funds are used. She stated this charge could aid in cost recovery and add value to the events. A discussion followed. The board supported this idea. Each affected trustee will establish their own cost for event.

- 8) **Recurring Monthly Expense Approvals (Nickels)** – Louis detailed the need for the board to approve a list of pre-approved expenditures incurred during normal District operations. A discussion followed. Louis will bring this forward at today’s Board meeting.

- 9) **Update Reservation for Function Form – PP37 (Dalton)** – Lori detailed the need to add a statement to PP37 to check the website calendar upon approval and to check the week prior to event to ensure no changes. A discussion followed. Lori will bring this forward at today’s Board meeting.

TRUSTEE REPORTS:

1. Dottie – She thanked the Bingo volunteers. She indicated Coffee Break tickets are available with the January topic on Emergency Transportation. The Coffee Break topic for February will be 2025 Medicare changes. She detailed the upcoming Potluck. She then stated Channel 7 is working on a history of TE segment.
2. Rod – He detailed the need for ARC permits and indicated they need to get picked up in the office. He also reminded residents that county permits may be ~~are also~~ required.
3. Lori – She stated she will be reviewing PPs for year specific references and changing 2024 to 2025. She requested Trustee PP37s back by the end of February. She stated she is accepting Clubs, Groups, Organizations (CGO) and residents reservations for May 1, 2025 – April 30, 2026; however, she cannot begin processing them until after all trustee reservations are completed. She discussed not coming to events too early or hanging too late because of the negative impact on other space users. She then explained CGOs do NOT have standing reservation and NO group is immune to being moved or cancelled. She stated she will not tolerate anyone bullying or berating a person who she has approved to use the space. She stated if the CGO is not on the calendar or appears as cancelled do not show up. She recommends all residents check the website calendar for the most current information about their events the week prior to the event.

4. Todd – He detailed the status of the repairs on the north fence and the marina.
5. Louis – He stated assessments are flowing in and he is working closely with the tax collector. He indicated he is working on a preliminary budget with Lee.
6. Kathy – She detailed the past events and thanked volunteers especially Tim and Terri who was there helping all day and through the entire evening. She detailed upcoming events and reminded residents that an office issued ID or Guest Card is required. She stated she still needs volunteers for 3 events. She then detailed the need to get soil and water samples for the Rose Garden. She will bring those findings back at a future board meeting.
7. Lenora – She detailed her upcoming events.
8. Duane – He changed the Treasure Barn Liaison to Todd (Maintenance Trustee) and explained why.

VIOLATION REPORT:

None.

PARK MANAGER COMMENTS:

He detailed the new emails for trustees. He indicated we are working with the county on the fences around the storage lot. He stated he is working on the budget. He stated we are still looking for a setup person and provided job details. He indicated he will be going on vacation for two weeks starting Friday. He detailed the issue with 62 street lights out and our attempts for resolution with FPL. He indicated he is trying to determine how to escalate the issue with FPL and he encouraged residents to call FPL or it was recommended to report outages easily online.

UNFINISHED BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 11:54 a.m.

Respectfully submitted,

Lori Dalton, Secretary