

**BOARD APPROVED MARCH 3, 2008**  
**TRAILER ESTATES PARK & RECREATION DISTRICT WORKSHOP**  
**SMALL HALL**

**February 25, 2008**

Janet Jones called the meeting to order at 9:30 a.m.

AGENDA

Item Number One: Presentation of budget for 2008-2009 by Pam Cole utilizing Monday morning budget handout. Board to discard Friday afternoon handout.

Pam Cole stated legal fees shown on the copy of the 2007-2008 budget she passed out Friday had been changed to \$36,000.

Discussion followed on purposed 2008/2009 budget. Janet Jones suggested line item detail on resident and non-resident Marina revenue. Also requested "Facility" income be identified: church, laundry, post office, Hix Marina, and storage lot.

Joe Salerno said perhaps use of laundry facility should be discussed in the future since T.E. is receiving little or no income from operations. Possibly the area could be put to better use.

John Vander Molen asked whether the permissible contract increases had been made to facility rents. Pam stated only church rent had been increased. Following discussion Hix Marina rent will be increased per contract. Increase in storage lot rent will be discussed at next Trustee meeting.

All other income items were reviewed and appeared to be reasonable.

Wages & benefits were increased by 5%. Herb McFarland is preparing an analysis of the employee wage & benefit package.

No change to purposed legal fees.

No change to purposed accounting fees.

Cable TV expense reduced to the contract limitation of 5% increase.

Utilities were increase by 6%.

Trash was increased by 10%. Joe Salerno suggested trash policy be reviewed for number of pick-ups per week. Also suggested looking into the feasibility of installing a trash compactor.

No anticipated increase in insurance expense from 2007/2008 budget.

Maintenance budgeted amount not considered sufficient by John Vander Molen if we are to continue trimming the palm trees and the mangroves. Will be discussed at a later date.

No change to seasonal recreation figure.

Continuing recreation increased by \$3,000 to \$9,000.

No change to purposed Miscellaneous expense.

No change to purposed Administrative expense.

After much discussion, no change to Capital Outlay.

Pam discussed the items listed in "Reserve for Future Spending". Joe Salerno and John Vander Molen suggested the Board might want to look into obtaining low cost government loans to cover some of the future capital outlay items.

Item Number 2: Presentation of Deed Restrictions by Janet Jones

Due to time restraints, discussion of Deed Restrictions will be presented at a future workshop.

Item Number 3: Agenda Items Forms by Janet Jones.

Janet presented a new form Trustees must fill out and submit to office by Tuesday noon for inclusion on the following Monday's board meeting or workshop agenda. On Wednesday the Chairman will then review requests and give office manager the agenda to prepare. The agenda will be available to the Board and the residents on Thursday.

## RESIDENTS COMMENTS

Harry Splett, 2104 Ohio

Agrees with Joe Salerno on trash pick-up. Believes some changes needed to comply with Charter. Submitted to Trustees his recommendations for changes to Deed Restrictions.

Beverly Lew, 2207 Michigan

Laundry facilities should be retained but perhaps in a smaller location. Concerned about lack of mowing on Tenn. and east side of park behind shopping center. Does not think Hix Marina is being overcharged. Perhaps consideration should be given to charging for use of the kitchen if any individual is profiting from the facility. Agrees with Joe Salerno about borrowing money for large capital expenditures. More discussion needed on security issues. Need to look at employee wages and benefits and work schedules.

Martha Brauer, 6706 Marina Dr.

The Marina income from residents does not take into consideration the expenses associated with the upkeep of the facility. Policy and Procedure Committee addressing the need to take bids for annual audit. Board opening itself to criticism by not including anticipated needs in budget since "You can't spend it if it hasn't been appropriated in budget" has been a statement made several times this year. We own the land along Bay Drive. For the 2008/2009 budget, we have the basic cost of \$738 per home for providing the services to the park that are non-negotiable because of contracts or statute.

Bill Secraw, 1803 New York

Thanked Board for openness in Budget process. Questioned whether it is necessary to open up the Charter just to change the word tax to assessment. Concerned that Park assessments have risen faster than COLA.

Bill Mallory, 6919 West Bayou

Observations on purposed budget -need spending restraints and need to establish cost centers.

Sharon Denson, 1613 Illinois

Question on potential maintenance truck purchase, referendum, and assessment for 2008/2009. Thinks there is a need to review Section 10 of Charter. Need to review method for

determining rents of park property.

Bernie Kotlik, 6606 California

Building of cash reserves is a legitimate accounting practice for funding future capital expenditures. No need to borrow money.

Mary Lou McNulty

Presented requests from Future Planning Committee,

1. Request to use large hall to photograph Block Captains

Response: Beverly Lew, 2207 Michigan

Need to approve Disaster Plan before deciding whether to issue photo I.D.'s to Block Captains.

2. Request from Chet Force to invite Fred Jones to a Future Planning Committee meeting to discuss TE's data base.

Response: John White, 2209 Indiana

Future Planning would like to know what data Park has available that could be used in preparing survey. Committee thinks Mr. Jones would be able to provide that information.

3. Permission to post Deed Restrictions changes on Web site.

4. Request to set up a workshop on Disaster Plan 3/10/08.

Board response: Workshop agenda will be on Document Management. Discussion of Disaster Plan will have to be scheduled at a later date.

Trustee McNulty questioned why we are sending meeting agendas to the attorney.

Martha Brauer, 6706 Marina

Requests from Future Planning should have been on the agenda. Open government should not be selective.

Mary Lou McNulty

Reminded residents of Health Fair on 2/28/08 from 9:00 A.M. until noon in large hall.

Harry Splett, 2104 Ohio

Agenda form presented by Chairman Jones is a good idea.

Meeting adjourned.

Respectfully Submitted,

Peg Durham, Secretary

