

DRAFT  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES WORKSHOP  
JANUARY 25, 2010  
9:30 a.m.  
SMALL HALL  
1903 69<sup>TH</sup> AVENUE WEST  
BRADENTON, FL 34207

The Workshop was called to order by Chairman Martha Brauer at 9:30 a.m.

Additions to the agenda: ARC and ARC procedures plus maximizing the use of halls and rooms.

Martha announced that the Sunshine Law Workshop that was to be held today has been postponed.

1. Marina Slips—Joe Salerno

There are 31 slips vacant. That represents 25 percent of the marina. These vacancies represent a loss of revenue to the park of \$18,000 per year. 60 percent of that revenue comes from non-residents. Joe listed the following as reasons for the vacancies: reduced boat sales, the economy, gas prices, TE in the past discouraged people from renting boat slips, hours of operation—we close at noon on the weekends.

Joe's recommendation: We have to "sell" our good product by advertising.

Martha: In regards to closing at noon on the weekends, if you rent a slip, the marina is open to you 24/7. The gate is only for people who don't have slips.

Ken: The marina is not being taken care of as the asset that it is. We did advertise at one time. I don't think our present sign is doing much good. We should advertise for a short time and see what happens.

Joe: We should advertise in the newspaper and perhaps on a Web site.

Margo: Maybe the problems Ken has brought up about the marina are the reasons the marina isn't being rented.

Martha: We definitely have an administrative problem.

Joe reminded the Board that we are talking about advertising and not administration. He gave the following costs per boat size: 20', \$8 per foot per month; 20-24', \$10.60 per foot per month; 24-26', \$11.84 per foot per month; 30', \$13.67 per foot per month.

Martha: We will put the information on the TE Web site and will look into Google. Joe will look into newspaper ad information. Ken will use a PP34 in regards to marina administration.

Harry: I think we should bring in ideas from the community.

Jim: Why did a boat sit in the marina for six months without rent?

Martha: Pam found a boat in a slip not being rented.

Ken: I found eight boats that are not registered. The stickers are not valid.

Pam: Didn't we have this advertising discussion before?

Martha: We put up a sign. We can put a directional sign up there but not a commercial sign, per Manatee County.

### **Residents Comments**

Harry Splett, 2104 OH—The best way to get marina rentals is to reduce the price. Keep access to the marina free but protect our lessee.

Lonny Stanley, 6620 NY—He hates to see us go in a direction of looking at our assets strictly as revenue sources. Our assets need to be affordable to our residents.

Martha: The rates we have been discussing are not for residents. Residents' rates are much less.

Flo Mallory, 6919 W. Bayou—I feel as if I have heard this discussion before. Recommendations from the Jan. 7, 2009, meeting: have a new sign made, advertise in local papers, consider discounts for new rental contracts, analyze layout. Flo asked, "Who is responsible for marketing our marina?"

Bill Secraw, 1803 NY—There was a double and triple rate increase. The marina is an amenity in the park. We should charge for all amenities in the park.

Larry Egnor, 1605 MN—We need to find ways to get harmony in this place. Discussed the pool and the marina in terms of residents' use as well as comments by former Board members that "if you don't like it here, you can leave."

Martha: We are comparing different kinds of common ground when we talk about the pool and the marina. She explained that people should forgive what others say because those words could simply be due to a bad day.

Joe: Make the marina and storage area open to anyone.

Ken: A non-resident told him that our marina is by far a very fair price.

Gail: She is troubled when reading in *The Bradenton Herald* or hearing elsewhere that the marina rates have doubled or tripled. Going from \$100 to \$200 or \$200 to \$300 is still a bargain on Sarasota Bay or in Sarasota and Manatee counties in general. She also stated that she has always felt that no one should talk about others unless those talked about are present to defend themselves. No one knows what is going on in the lives of our neighbors at the time a remark is made.

## 2. ARC—Ken

Ken would like to end the practice of surveying residents' property in TE. He said such surveys are done without skills, even though it helps people. He feels ARC could use their time more wisely. He also reminded residents to get permits when making changes to their properties.

Martha: ARC can simply stop doing this as a committee. It doesn't require Board action. She thought perhaps a letter could be sent to residents along with the letter from Pam in regards to the budget. The letter could contain information such as boat slip rental opportunities, ARC permits, etc.

Joe: ARC should write something in the Tribune in regards to permits.

Also in regards to ARC, Martha discussed three things: 1) The Board revised PP47 to include the ARC liaison as a voting member because there was no quorum in the summer. We need to change that as there now will be a quorum in the summer without the vote of the liaison. She will bring that change to Monday's meeting for a vote. 2) If ARC notices a deed restriction violation, they have to take that to the public relations trustee for further action. 3) Should ARC members have a badge to identify themselves?

Ken: ARC members already have cards that show who they are.

Jim: Public Relations Trustees should have ID cards, too.

## RESIDENTS COMMENTS

Bill Secraw, 1803 NY—ARC or anyone else cannot go on another person's property. He feels there has been no discretion in this.

Jim: The United States Supreme Court says that when a violation is in plain view, governments are allowed to go on property.

Larry Egnor, 1605 MN—He needs clarification from Ken: "Are you saying ARC will no longer do surveys?"

Ken: It doesn't cost that much to get a survey.

Larry: "Will you still check survey stakes for projects?"

Ken: There are problems connected with ARC doing surveys.

Barb Durrin, 6517 Washington—She is concerned about the cost of sending a letter in the park. Some won't even read it. People should know they have to get permits.

Lonny Stanley, 6620 NJ—Ken has a good point. ARC can only verify a stake is there but not that it is placed correctly.

Harry questions Bill Secraw: Were you referring to going on people's property to check a grass problem?

Bill: Manatee County says there has to be a health hazard to do that. He feels we should follow Manatee County government rules as they have had an attorney do a thorough checking.

Gail: Aren't we a Special District government allowed to make our own rules? We don't need to be supervised by Manatee County. If that is the case, I hope they take over our lawsuit.

3. Joe withdrew his use of halls/rooms agenda item.

4. Announcements:

Martha: a. The following Continuing Recreation activities will be handled by volunteers: Bingo, potlucks, coffee break and Saturday night dances.

b. 1803 Indiana update: The house is vacant and the dog is gone. The home is in the process of being sold. We'll know more on the 26<sup>th</sup>.

c. Plaza access for golf carts: We will look into the liability of opening and closing the gate.

d. Lawyer installment plan: John Vander Molen received a letter from his attorney who will accept payment in whatever way the other attorneys agree to.

e. Officers and Directors insurance: The refund came and the new insurance has been purchased and is in effect.

f. Budget—Martha has concerns about the Continuing Recreation budget since Ken is new on the Board and has been ill. Pam said Margo has done a good job with that. Martha will drop off the attorney expense recommendation.

g. PP34's—Martha reminded everyone to put in their PP34's for the Feb. 1 meeting.

Joe: Super Bowl tickets are on sale. Cost is \$7. The event is Feb. 7 at 6 p.m. in the Small Hall. Saturday's dance revenue was \$540. There were 108 guests and 50/50 was \$113.

Harry: We need better ads for the Promissory Notes on Channel 95. People need to be made aware of the fact that \$10,000 is not the minimum for the loan.

Martha: We currently have received \$300,000 in loans. Trustees, their spouses, children, etc., cannot participate.

Gail: Our rules say that clubs and organizations must turn in a list of their officers by April 1. Because of the lawsuit, Gail would like those as soon as possible. She is accepting reservations now for 2011; but in order to be sure she gets officers names, she will accept 2011 reservations only if the club/organization has its list of officers in.

Margo: Beautification Committee meets today at 1 p.m. in the Heron Card Room.

The meeting was adjourned at 11:27 a.m.

Respectfully submitted,

Gail Opper, Secretary