

DRAFT
TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP
JANUARY 26, 2009
9:30 A.M.
SMALL HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

Chairman Martha Brauer called the meeting to order at 9:30 a.m.

Attorney Mark Barnebey came to the meeting to discuss the Sunshine Law with the new trustees and to review the law with the continuing trustees. Once that portion of the meeting was over, the agenda items portion of the meeting began.

Trailer Estates Fire Chief Ronald Jones discussed issues the department feels is of great concern: 1) Make house numbers visible 2) Residents are required to follow the instructions of emergency personnel. 3) Emergency vehicles have the right of way. Residents must pull to the side of the road on both sides when an emergency vehicle needs access. 4) Do not dump ashes into a dumpster. 5) No paint cans are to be placed in the dumpster. 6) If a resident sees a suspicious person, notify the police. We do not respond to things like that. 7) The north fence is loose at the bottom. 8) Do not park on both sides of the street denying access to emergency vehicles. 9) In an emergency within a mobile home, leave as much room as possible for emergency responders to move a patient. 10) If you are a patient, cooperate as much as possible with the responders. Trailer Estates had 154 incidents in 2007 and 189 in 2008. Larry Sarhatt followed the chief and assisted in completing the report. He stated that residents should remove curbs or move them back. He restated that houses need visible addresses. Bob and Fred will get volunteers to find out what homes do not have such addresses. Larry continued that most calls in 2008 were at 10 a.m. and midnight; the lowest number were at 1 a.m. and 4 a.m. Calls came in the most on Mondays and the least on Saturdays.

Larry Sarhatt then discussed the Safety and Security Review he was asked to do. Larry spent 21 years with the FBI and was an inspector with them for two years. In that capacity, he went to all the field offices. He stated that things in the report were purposely left out due to security concerns for the employees. John Vander Molen then went over the items of security on a checklist that Martha had made and shared with us the safety improvements that have been accomplished. Cost of compliance: \$2,902.39 and cost of the safety cabinet: \$763.57.

Adjourned for lunch at 11:42 a.m.

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The Workshop was called to order once again at 1:03 p.m. Park Projects were the first item on the agenda for the afternoon and began with Deed Restriction recommendations from the Deed Restriction Committee. Joe explained that the committee, chaired by Phyllis Hamblen, met and made recommendations. They suggested that an attorney look at their recommendations. Martha wondered if we should look it over first before sending it to the attorney. John said Harland had done deed restrictions before and had also handled restrictions for Tri Par. He suggested that the board review the recommendations, then send them to the attorney and then have public comment before a vote. Bob suggested we have an evening meeting with the residents so they are well informed and also stated that the thing missing in them is enforcement. Martha agreed we should send the restrictions to the attorney after we have reviewed them. The review will take place at the Feb. 9 meeting. The evening meeting will be sometime between March 16 and the end of March. Pam reminded everyone that the meeting notice must be in the paper seven days prior to the meeting. Martha stated that at the Feb. 9 Workshop, we will have an introduction to the budget, a final review of the marina slips information and board review plus public comment on the deed restrictions.

Martha reviewed the survey of residents that was sent out with the budget questionnaire. She stated that 387 were returned; one was thrown out. She will discuss data reliability and comments on the survey next week. She stated that the pool was the number one in the area of amenities that are available in our park. The beach was second, the exercise room was third, Showtime was fourth, laundry was fifth followed by bingo, shuffleboard courts, exercise classes, Saturday night dances, cards, bocce, pool/billiards, horseshoe, art classes, dance classes, and sporting games. In the area of additional amenities, recycling was number one, night security was second, in-home Internet was third followed by night security common grounds, miniature golf, hiking trail, putting green, Wii activity room, paid pool security-holiday, paid pool security-seasonal, paid pool supervision-full time. Nearly four residents to one were against paying for any more park activities. 216 residents were willing to pay higher fees to maintain current services/amenities and 165 were against that. A park resident volunteer wrote data entry and queries for the survey.

The survey done by the Future Planning Committee was discussed. The committee suggested a round table discussion of the survey. John said that they have done their work. Bob stated that initially it was a sub committee and afterward meetings were held in private homes. He didn't feel there should be a round table discussion. Martha said it would take a while to look the survey over and John said it doesn't lend itself well to point scoring. Martha felt there were more pressing issues than the survey; it should be discussed in late March. Joe wondered if the volunteer who did the budget questionnaire would program this one; Martha didn't know if he would.

In the area of administration, Martha distributed a form for fees and stated that the purpose is to get everyone informed and at some time stated that we should have annual rate reviews. Martha felt we should consider an advanced deposit for requests that will require extensive clerical or supervisory assistance. John said we should consult the attorney about advance fees to see if they are reasonable. The attorney stated earlier in the morning that such fees can be charged, per a recent FL court case. Pam reminded the

board that last year someone came into the office and asked for many copies and then didn't come to get them. It was agreed that on the fee sheet, we should take out US and say Other States. Martha will gather information about this and bring it back to the Workshop.

The next agenda item was park contracts. We looked over the chart for the contracts we have with various companies. Since 62 percent of the park people leave and only 38 percent stay year round, 62 percent pay for services they don't use most of the year. The TV contract was extensively discussed. It is a 10-year contract with Bright House that expires in September 2009. That contract figures out to be about \$14 a household. We can continue with a 5 percent increase if neither we nor they withdraw. The attorney said that there are no statutes regarding the bidding of TV contracts. John felt we couldn't get a better contract for the price; Tri Par is paying \$19.79 per household. Joe felt we should negotiate for a better contract. Martha felt we should try to negotiate a 180-day withdrawal. Pam wanted to know if we will keep the rate if we negotiate and what are we going to ask for? Bob said we should use RPF—an opportunity to bid on what we want and stated that this is standard for municipal governments. Harry said we should offer them a list and ask what they can do for us. Bob said this is not a business but a municipal government and we should operate like one. Martha felt we should contact Bright House first as our loyalty is with them and they have provided good service. Harry felt we may not get a better deal going somewhere else and we might get worse service. Bob felt we cannot negate bids from others, while John felt we should workshop the things we want. Joe asked if we could have a committee and Gail asked if we honestly need a TV committee. Martha said she feels she should contact Bright House and a committee will prepare information about TV needs.

Gail thanked the residents for their cooperation in scheduling events but had some concerns about short-term reservations. She felt there should be a minimum of a week's notice on those. The board agreed that was reasonable and Gail will write a motion to that effect and will present it at the board meeting on Monday, Feb. 2.

Harry discussed the possibility of insurance for trustees. Gail agreed with Harry and stated that even though Errors and Omissions insurance has refused coverage for the four trustees being sued, we should write them and dispute that fact. She also stated that Section 20 of our Charter is clear that the park must cover the expenses of the four trustees being sued except in the case of malfeasance, and other attorneys have supported that. Gail stated that the brother of one of her best friends is an attorney in Grand Rapids, Michigan, and also serves on his condo board. He shared that the condo carries casualty insurance on the complex and that policy has a rider for Officer and Directors coverage paid for by the association. He also has his own personal insurance. As an attorney for parks in Port Charlotte, New Port Richey and Terra Ceia, he knows they all have insurance. His comment: "It should not cost board members anything to serve the park." Martha asked if Florida League of Cities might have a rider to cover the trustees. Pam said she will check.

Martha asked if we should have an attorney present at our board meetings. It was the consensus of the board that that isn't necessary nor is it necessary to have him at our budget meetings.

Martha asked the trustees to make a note of what we think should be included in a procedure about public meetings and send those concerns to her.

Martha stated she is waiting for the attorney's reply to the idea of no solicitation in the park.

John discussed changes we must make to keep our spa open in the light of deaths of children. We must change the inflow/outflow in the spa. We need to put in an anti-suction entrapment called Safety Vacuum Release System. Two bids were discussed—one for \$3,260 and the other for \$2,901.

Martha discussed the burdens of the lawsuit in regards to our office staff saying that the office had to be closed last week and TJ had to work Saturday to get caught up. Martha asked to board to consider adding additional hours to Jane's schedule so she can be in the office every day for a while. We don't have to pay benefits if this is a temporary position. The thought is to have Jane work from 9 a.m. to 3 p.m. five days a week. Pam will check into our temporary workers rules.

A discussion took place about our PP 30 complaint form. Complaints need a signature and will not be checked until there is one. Any resident can make a complaint. Harry was concerned that some residents wouldn't complain because they wouldn't want to place their name on the form. Bob suggested that in that case the resident can call his/her public relations trustee who will investigate and then file a complaint form. Martha said that even with a friendly approach, we need to fill out a form.

The board looked at form PP 29—Satellite and Antenna Dish Request. #4 on the form should be corrected per Deed Restriction #9 to read ARC instead of Deed Restriction Committee.

Regarding the Storage Lot Lease, item #3 on PP 27 should say annual and not semi-annual.

Trustees need to look at PP 51—the disaster plan—to see what their responsibility is.

PUBLIC COMMENT

Bev Lew, 2008 Illinois: "The board laughed 21 times and the audience laughed 22 times" to which Bob replied that she had insulted his intelligence. She then asked when she can bring things to the meeting that are not on the agenda. Martha stated that only board members can put things on the agenda. Bev can do two things—fill out a complaint or meet with a trustee to bend the ear of that trustee and get on the agenda.

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Bev then questioned our insuring caterers in our kitchen. Martha said she already told Bev last week that she needed 30-60 days to research Bev's concerns.

Lenora Neal, 6619 California: She felt Bright House will be willing to deal and felt we should check out our options.

ANNOUNCEMENTS

Martha said we will advertise on Channel 95 that second storage spaces are now available.

Harry said he is looking for someone to take over coffee break and that information will be on Channel 95.

Pam had to rewrite budget meeting dates for February. The meetings will be held on Tuesday mornings.

Joe stated that Super Bowl tickets are on sale for \$5. He may have to cancel the event if more tickets are not sold. Vegas Night is February 19.

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Gail Opper, Secretary