

DRAFT  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES MEETING  
APRIL 19, 2010  
9:30 A.M.  
SMALL HALL  
1903 69<sup>TH</sup> AVENUE WEST  
BRADENTON, FL 34207

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

**ROLL CALL:** All trustees were present.

**APPROVAL OF MINUTES**

April 5, 2010: A motion was made by Pam, seconded by Joe, to accept the minutes. Correction: In the treasurer's report, second paragraph from the bottom of page 1, the sentence should read: "The actual so far is \$180,122 less than the amount shown." The words underlined should be added to the minutes. On p. 6 in the middle, it should read the "Tobey" loan should say Gerald "Tobey" (add an e to the last name). The minutes were accepted as corrected, 9-0.

April 12, 2010 Workshop: A motion was made by Margo, seconded by Jim, to accept the minutes. With no corrections, the minutes were accepted 9-0.

April 12, 2010 Board Meeting: A motion was made by Pam, seconded by Ken, to accept the minutes. Correction on p. 5 the last line where Joe is speaking should read: They insure the volunteers. "Waver and disclaimer forms were shown from two agencies."

**REPORT OF THE TREASURER**

None

The meeting was recessed for five minutes so Martha could retrieve an attorney bill. The meeting was reconvened, as Martha was unable to access the Internet.

**APPROVAL OF BILLS**

None

**REPORTS OF TRUSTEES**

Pam: Talked with Andy Hansen of Florida League of Cities. We can't get interim coverage for flood insurance. He said we should just pay the bill and take care of it next year. We can get a special events policy from another carrier than FLC. It will cover the

renting of facilities and volunteers. Also, Pam called RBC and Bank of America. Both have rewards programs. The program at RBC is one point for every dollar spent. In return, you only get gifts not cash. Bank of America has either dollar for dollar with no annual fee or for an annual fee of \$58, you can get three points for every dollar spent and can get cash rewards back. Martha suggested we make the change to Bank of America at dollar for dollar. The interest on our \$1 million is .75 percent at Bank of America. We are presently getting 1 percent. Pam will move the money this week.

Joe: Bev Lew said that residents are locked out of the buildings in the summer. That is not true. Volleyball and Pickleball are played. The facilities are open in the summer.

Jim: Trying to finish the complaints he now has before he leaves for the summer. There are about five left. Fred will help and so will Harry while Jim is gone this summer.

Margo: The Beautification Committee will not meet until the fall. Margo has sent cards for Health and Welfare.

Gail: Will work this week on moving summer activities for energy conservation and will report back to the Board next week.

Fred: Golf cart on Bay Drive: They haven't moved the sign yet. We need something in writing about this.

Ken: There was a good turnout at Coffee Break on Saturday with a good talent show. April 21 at 5 p.m. there will be a potluck.

Harry: To those going north, make sure the phone numbers to contact people are up to date. There is a church hymn sing at the beach this Thursday at 5 p.m.

Martha: 1) She'd like to add an emergency item to the agenda—secretary's hours. 2) Legal update: There will be a hearing April 30. It is a Partial Summary Judgment for Janet Jones. She had just such a hearing in December, and 7 of 11 allegations against her were dropped. In regards to the April 14 hearing, Trailer Estates prevailed. Attorney Scott Rudacille was asked to provide letters, faxes, e-mails, etc. for a deposition. Trailer Estates would have been charged for all the sorting of these items causing an undo cost to the park. The judge ruled in our favor and declared that this action was meant to harass as well as increase costs for Trailer Estates. 3) The Litigation Assessment Meeting scheduled for today has been continued until April 26 at 10:30 a.m. in the Small Hall. 4) The laundry will be discussed at the Workshop next week. Martha stated they have not been cooperative for the last two years and would not have paid us except that we said we would speak with an attorney. Martha would like us to think about this when we address the issue next week.

Margo: Would like residents to let her know when people go to rehab or nursing homes.

Joe: Found an article which states that it does save energy to turn off air conditioning and restore it later.

Jim: People have been asking about turning off their water when they leave.

Pam: Turn off the valve in the front of the mobile home.

### **STANDING COMMITTEES**

Beautification: All plantings are finished. Curbing will be put in at the west wall of the Large Hall and at the Post Office. It was purchased with funds from Cook's Night Out and Bingo Kitchen.

ARC: Will meet at 9:30 a.m. this Friday in the Small Hall.

### **RESIDENTS COMMENTS**

Robert Long, 6509 CA—The Woodshop has been good stewards. Tuesday night from 6-9 p.m. they make toys. 149 Woodshop keys have been issued. Approximately 40 percent of the Woodshop people leave for the summer.

Anne Terhardt, 6809 MA—She wants to thank the Board for all they're doing for the clubs, especially Art Expressions by the Bay.

George Sipich, 6517 NE—He has the same problem that he has had for four years. He sent information to Martha and has received no reply recently. It involves a habitual offender. George passed out a packet to the trustees. He asked that p. 4 and 5 be read to the audience.

Bev Lew, 2008 IL—When will we request something from the lawyer about being a mobile home park? Spoke in regards to what she called Gail's "temper tantrum" last week and passed out pictures she took of Ken's lawn stating, "I want a lawn like yours."

At this point, Martha gaveled Bev telling her to stop speaking. When Bev ignored the statement, Martha recessed the meeting for five minutes, walked over to the microphone, turned it off and told Bev to leave the Small Hall. Bev refused to do so but she did eventually return to her seat. Martha sat quietly for a few minutes and then told Bev the latter could speak if she spoke without personal attacks.

Bev continued: You can't rent the church if you lock the residents out.

Pete Withem, 1603 MI—People can get in trouble when they assume things. Why was the survey put in the Woodshop? The Woodshop is trying to be good stewards and conserve all we can.

Joe: We are trying to save energy.

Mary Huston, 1714 MN—Let's shut the hot tub down and heaters off during the winter. If you can give a rebuttal, why can't I?

### **TRUSTEE RESPONSES**

Martha—The Woodshop has not been targeted. We are trying to conserve energy. We did our best in the winter to conserve energy. We shut down the pool five times. Full-time residents are not being targeted. We just got George Sipich's recent complaint on Friday. We will make the attorneys aware of this. The kitchen: 1) we cannot talk about voteable issues. The amount we charge for dinners is not a voteable issue. 2) five or six memos were sent to our attorney about this. Our attorneys will have to talk with the state's attorneys in regards to the kitchen.

Harry: We have to make sure we are concerned about the people who are here in the summer.

Joe—Conserving energy can work.

Margo—This conservation is not limited to Trailer Estates. It is nationwide.

Ken—He doesn't know what Bev is concerned about in regards to the pictures of his lawn. He lost 10 palm trees in the frost; they will be replaced. It has nothing to do with the ARC committee.

Martha called a five-minute recess so she could speak with a police officer who arrived in regards to Bev Lew's behavior at the microphone. Martha came back to state that we have to amend the agenda to speak about PP58—District Policy.

Gail—She is very confused. She went to two evening meetings this year where people kept insisting the Board conserve. Now we're doing that and the same people are complaining because we are doing what they wanted. She is wondering what they want. Earlier in the meeting, Joe explained that summer residents are not locked out of buildings and Bev Lew states again that they are. In regards to Bev's statement that Gail had a temper tantrum, the latter replied that she and Bev don't see temper tantrums the same. Gail said Bev has never seen one of Gail's. Gail stated that last Monday what she stated at the meeting was the truth, the whole truth and nothing but the truth and she'd say it again, if necessary. She learned as a child that the truth hurts.

### **OLD BUSINESS**

1. As previously stated, the Litigation Assessment Meeting will be continued on April 26 at 10:30 a.m.
2. Paid Instructors. Martha explained, with the use of a blackboard, how the park would pay the clubs.

Joe: The class does not have to pay the instructors directly; the park will do that.

Gail: Over the weekend, she read the letters from Karen Everhart. One, in bold, stated the Art Club came up with a plan to help the Board save money and the Board ignored it. Gail stated that she had spoken with Alice Hatherly about the adjustments the Art Club was willing to make. Gail felt they were fair.

Martha: On PP6, we need to change “session” to “week.”

Joe: After we vote, I will send a copy of the fee schedule, contract, etc., to each club.

Martha: When a resident brings a guest to a class, what will the guest pay?

Joe: The non-resident rate.

A motion was made by Margo and seconded by Fred to approve PP6 as corrected. The motion passed 9-0.

3. PP20 Dock Rental Agreement; PP19 Marina Policy and PP21 Dockmaster Duties/Appointment of the Dockmaster.

Ken will make signs to indicate designated fishing areas.

A motion was made by Joe, seconded by Ken, to approve PP19. Motion passed 9-0.

On PP20, page 1, #7, put “30” days notice.....

A motion was made by Joe, seconded by Margo, to approve PP20. Motion passed 9-0.

In regards to PP21, Martha met with Bruce Smith and then met with the attorney to do the revisions. Bruce wanted a “Rules for Renters” booklet but Martha included everything in the lease instead. The lease is signed in the office or mailed in.

Pam: You should make sure the renter has read the lease.

Joe: The Dockmaster will do a “walk through” with the renter.

Martha: We need to find out whether the Dockmaster is covered under the insurance.

Jim: I think we should be sure there is something on the lease that states, “I have read it and agree to it.”

Martha: I will add it to the lease and will talk with the attorney about it.

Gail: I don't think we have to go to the attorney on this.

Martha: Anyone can go to the attorney at any time about anything.

Joe: I really don't think it is necessary to add Jim's comment to the lease.

Pam: Jim, have you had problems in court on this?

Jim: Yes, I have.

A motion was made by Fred, seconded by Ken, to approve PP21 as revised. Motion passed 9-0.

Harry: I think we should add Jim's comment.

Martha: We are talking about PP21. That is on PP20. I will continue the appointment of the Dockmaster to April 26 at 10:30 a.m. in the Small Hall.

4. PP40—Trustee Duties—needs more work so it was placed on hold.

### **NEW BUSINESS**

1. Secretary's Hours—There is a slow down of things due to the summer. Starting May 17, we should reduce Jane's hours to 24 a week and bank up those hours for the fall.

Pam: Martha, you have the discretion to change the hours.

Martha: One day of the week Jane may not work. When Jane is not in, TJ may ask for a public records delay as we require Jane to sit with a person to view public records because three items have been stolen to date.

2. PP58—We need to take the word "office" out as well as the word "procedure" in the title. Discuss this at the April 26 Workshop. This item will be continued until April 26 at 10:30 a.m. in the Small Hall. Martha asked that trustees look over Rules and Regs p. 15 & 16 in regards to penalties.

Gail: This issue is very important to her. She spoke about this before she was on the Board; she sent letters as a resident to the Board on this issue; and she's spoken about it as a Board member. She asks all trustees to please look this over.

3. By-Law Revisions—Martha did not have a chance to look at these so they will be skipped.

#### 4. Castle Ohke Water

A motion was made by Pam, seconded by Ken, to accept the Castle Ohke water contract.

Joe: We need to realize that we make no money on this. It is just a service to residents.

Ken: Can we purchase our own water machine?

Pam: Yes, we can do that.

Martha: Would we make money if we were the owner of the machine? Answer: No.

The motion to accept the Castle Ohke water contract passed 9-0.

#### **REPORTS OF CLUBS AND ORGANIZATIONS**

Peg Durham, 6908 Tarpon Lane—The church hymn sing will be Thursday, April 22, at 5 p.m. at the beach. A free will offering will be collected.

Bev Lew, 2008 IL—The Red Cross had a banquet and gave awards. Many in our park have been recognized: Kay Hislop, Ira Lew and others.

Martha: Why don't you write this up and place it in the Tribune?

Martha suggested that the trustees look at the Disaster Plan we have. We will continue the meeting to April 26 at 10:30 a.m. in the Small Hall. There will be a Workshop from 9:30-10:30 a.m. that day.

Martha said that since she will be gone next week, Gail and Pam, 1<sup>st</sup> and 2<sup>nd</sup> Vice Chairs respectively, should look over PP40 in regards to the duties of the Vice Chair.

Margo reminded everyone that residents who are in the park only a few months pay the same amount as residents who live in the park full time.

The meeting was adjourned at 12:30 p.m.

Respectfully submitted,

Gail Opper, Secretary

