

BOARD APPROVED 1/31/11  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES WORKSHOP  
CONTINUED FROM JANUARY 17, 2011  
JANUARY 24, 2011  
10 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 10:30 a.m.

Martha asked that the following items be added to the agenda: Meeting schedule, reservations for hall/kitchen, PP48 disposal, PP52 key procedure, cards—continuing rec, and copier donation. The Board agreed.

1. Marina Slips—Joe shared his thoughts with us. There are lots of marina slips available. We are in a bad economy but have lots of slips reasonably priced. Can we add to the present sign: “Boat Slip Rentals”?

Martha: We can’t do that because we are residential and the county won’t let us.

Joe: Can we just put “Boat Slips”? Martha will check on this.  
Can we look into Craig’s List? Debbie will check on this.

Joe checked into placing a sign at U.S. 41 and Bay Drive. He checked with the couple who lease the Asia Restaurant. We would have to get a permit, and it will cost us \$250 a year to do this.

Joe: Where do people look for boat slip rentals? Martha will look on the Internet and can build a Web page for this. Joe will advertise on Channel 95. He will also see how many non-property owners are renting marina slips.

Jim: There are 30 boats in our storage lot. Why?

Joe: Economy? Gas prices?

2. Attorney Jobs, Day-to-Day Operations, and ARC Concerns. Gail asked if Attorney Jobs could be moved up on the agenda believing that by doing that she could lump three items together. The Board agreed. Gail discussed with the Board her concerns about always going to the attorneys. She believes the majority of the park agrees with her. She brought this subject up in the fall and listened to what Phyllis Hamblen said at that time: “I would rather pay an attorney now than have a lawsuit later.” Gail felt that was logical and thought a lot about it but later realized that no matter how many PP’s we write, they doesn’t stop a lawsuit. Gail believes Bob Durrin was right several years ago when he

said, “Anyone can start a lawsuit. All they need is \$100 and a piece of paper.” You don’t stop lawsuits with PP’s, but they can be a tool with which to win a lawsuit. Gail shared four reasons why she feels we should go to the attorneys less: 1) Our Charter and By-Laws state that “all debts must be voted on by the Board.” 2) By sending jobs to the attorney without Board approval, Martha is placing herself in a bad position. Though Gail agrees it is a good idea for the Board members to be able to call the attorneys if necessary for advice, she feels paid jobs to the attorneys should come through the Board. 3) The Board is uninformed about jobs going to the attorneys so there is no way we can question them. 4) Two attorney decisions presented to the Board in the last few weeks were “common sense” decisions—mooring on Tarpon Lane and the abandoned boat in the marina—and should not have gone to the attorneys. Gail asked the Board if she should read the “Mooring on Tarpon Lane” memo. The Board did not respond. In the “mooring” issue, the attorney used the words “my guess”, “it doesn’t make sense” and “it looks like” and gave no firm answer. Gail feels the Board could have come up with that answer. In the “abandoned boat” issue, TE had consulted an attorney and did everything right when they auctioned the boat. The boat had then been sold twice. Gail believes it is common sense that TE had no responsibility at this point.

Martha: Gail uses Mark for advice as well as me and I use the attorneys.

Gail: Using the attorneys for advice is fine, but paid jobs should come before the Board.

Martha: Some information is confidential.

Pam: I don’t believe information should be confidential.

Gail: I agree.

Jim: I sent the abandoned boat issue to the attorneys because of information from the Department of Motor Vehicles that TE had done something wrong.

Martha: Gail is abusing the issue by not reading the entire “mooring” memo.

Gail: I did not abuse anything. I won’t be intimidated into not giving my opinion on an issue I believe in.

Joe: I have listened to both sides and I don’t believe Martha is doing anything wrong.

Margo: I agree.

Debbie: We elected Martha chairman believing she can do the day-to-day operations.

On the issue of ARC, Gail asked that the Board receive minutes of those meetings. Fred said he will see that the Board gets those. Martha stated that the Board will meet with ARC on Feb. 7.

3. Meeting Schedule. Martha feels we should eliminate night meetings.

Pam: The two people who asked for the evening meetings are not coming, and there is no difference in the people. The same people are coming whether meetings are in the morning or in the evening.

Joe: We gave it a shot and the audience isn't here.

Martha will bring a PP34 on this issue to the next Board meeting.

4. Reservations—Hall and Kitchen. Martha discussed the \$50 deposit—how to collect it and how to return it. It was decided that the deposit is not for District events or clubs—only private parties, state dinners, etc. Later, though, it was realized that under this idea, recreational activities begun by a resident would require a \$50 deposit and most of the Board felt that wasn't fair so we will rethink the issue. If a deposit is collected, it would be collected when the reservation has been ok'd.

5. Disposal Policy—PP48. It was agreed that items under \$1,500 can be disposed of but we must declare the item as surplus. We will vote on this issue at the Jan. 31 meeting.

Jim: We should put an “as is”, “where is”, “no express guaranteed” on everything we dispose of.

Gail: Receipts should be written for disposals.

Jim: We must date the receipt the date it is given.

6. Rules & Regs—Keys. Renters get \$50 out of \$75 back at the end of the season if they return their key. Should this information go into the Tribune? Jim checked keys at the pool and storage yard and didn't find any keys that people shouldn't have had.

Pam: We took in \$2,000 of income since 2005 in regards to keys.

7. Cards and Continuing Recreation. Debbie asked, “If someone asks me for cards, do I just give them to them?”

Margo: We give cards out but they must stay in the Park and we send the old cards to service people. If it is a private card group, we don't give them cards.

8. Church Copier. Pam stated that the church has a stand alone copier that makes good copies. They are willing to donate it to the park. TJ thought this would be a good idea. The Board agrees to accept this donation from the church.

## **PUBLIC COMMENT**

Virg Reinig, 2113 MN—1) He called the county and got no response. He then called Robin DeSabatino. She told Virg whom to call. The county will begin work on our roads. They will patch the bad spots first to hold the base. They will be back this summer to do the paving. The paving of Bay Drive will begin this week. 2) Another tire was blown at Florida Blvd. and U.S. 41. Virg will discuss this matter with those in charge. 3) Three stop signs are recommended on Bay Drive at Canada Blvd. due to speeding traffic.

Barb Durrin, 6517 WA—She thought outsiders couldn't join a club, but she just heard there are outsiders in Mary Ann Flynn's class.

Martha: Non-residents can come but they must pay more.

Gail: Read Section 14 of Florida Statute 69-1287 from TE Rules and Regs that says, "Persons entitled to use the facilities and property of the district shall be limited to property owners within the district, their family members and guests and to such other persons and groups as the Trustees may authorize from time to time."

Martha will investigate this Florida Statute.

## **ANNOUNCEMENTS**

Joe: The MacFarlanes want to get a Cribbage game going. They need about 20 people. If they get 20 people, they can play Tuesdays in the Small Hall from 9:30-11 a.m. You have to know how to play Cribbage to join. Joe also announced that he could use a Black Jack dealer for Vegas Night.

Debbie: Watch what you are throwing away in regards to junk mail. Take your address off.

Martha: People have asked if there could be a "paper for recycle only" bin at the Post Office so people could throw their junk mail away right there.

Jim: How come we don't announce the Board meetings at Bingo anymore? Debbie will do this.

The Workshop was adjourned at 2:35 p.m.

Respectfully submitted,

Gail Opper, Secretary