

BOARD APPROVED 3/21/11
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP
MARCH 7, 2011
1 P.M.
SMALL HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

1. **Manatee County Building and Development Services**. Four representatives from Manatee County came to speak with ARC and TE residents about licensing, permits, etc. Cindy from the county discussed the reasons for licensing: 1) Insurance companies may not pay on a claim where a licensed contractor is not used. 2) If someone is hurt on the job and the person isn't licensed, the homeowner may be responsible. 3) Florida statutes include a fine of up to \$5,000 if you hire an unlicensed contractor. Highlights of the meeting include:

a. Homeowners may do their own work on their primary residence but not on a rental unit. "Primary residence" includes snowbirds who are owners not renters. If permits are needed for some types of work, the homeowner must get the permit from both the county and the park. Homeowners can replace their own windows if they are "size for size" and "like for like".

b. No permit is needed for siding or to screen in a carport at this time.

c. Gutting a home requires a county permit.

The county reminded residents to make sure permits are closed out at the end of the construction. A certificate will be issued by the county stating that the work is done.

2. **Inventory Insurance Review**. Anything of value greater than \$15,000, we need to individually schedule those. We need to get off the personal property list anything that we don't own so we don't pay taxes on it. Clubs need to let us know what belongs to them that is housed in our buildings.

Jim: Take a videotape and write down serial numbers.

3. **Office Duties, Hours, Coverage**—TJ feels we do not need to replace the office assistant. Trustees may have to come in and help when public records are requested.

Joe: How will this affect TJ's vacation?

Martha: Maybe we should hire a payroll service. The cost is \$120 a month. Part of the vacation issue is that payroll has to be done.

Gail: I feel there is too much work for one person and being alone in the office could be unsafe. Also, when I suggested a couple years ago that trustees help in the office, they weren't eager to do that.

Jim: It is not a good thing for one person to be in that office by themselves.

Fred: I know people who are willing to volunteer.

A straw vote was taken on this issue. The vote was 5-2, with Jim and Gail voting "no."

4. **Policy/Regulations Review**. Martha will see the attorneys about the issue of encroachment, penalties, rules, etc., and will bring a motion in this regard to the March 21 meeting.

5. **Laundry**. Joe did a survey of the laundry but isn't sure how accurate it reflects the laundry's use. Martha spoke with the secretary of the company that leases the machines to us. The secretary believes they will be sending us the \$350 a month, but her boss is presently unavailable. Martha will bring more information about this to the next workshop.

6. **Deposits and Charges for the Use of Facilities**. The Board feels we should not charge our residents a deposit for the use of our facilities except in the case of private parties. Martha will add this to p. 5, Section III of our Rules and Regs.

7. **Boat Slip Rentals**. A resident suggested we decrease our rental slip prices by 10 percent. Should we do it? The Board agreed prices aren't the issue.

Joe: Should renters pay the same fee as property owners?

The Board will ask residents how they feel about property owners and renters paying the same price for a rental slip.

PUBLIC COMMENT

Lenora Neal, 6619 CA—If something happened to TJ, we need someone trained for her job.

The Workshop was adjourned at 3:45 p.m.

Respectfully submitted,

Gail Opper, Secretary