

BOARD APPROVED AS CORRECTED MAY 16, 2011  
TRAILER ESTATES PARK & RECREATION DISTRICT  
BOARD OF TRUSTEES MEETING  
APRIL 18, 2011  
9:30 A.M.  
SMALL HALL  
1903 69<sup>TH</sup> AVENUE WEST  
BRADENTON, FL 34207

The meeting was called to order by 1<sup>st</sup> Vice Chairman Gail Opper at 9:30 a.m.

**ROLL CALL:** Margo Cushman, Harry Fitzpatrick, Fred Hoch, Debbie Hutchinson, Jim McIlveen, Lenora Neal, Gail Opper, Joe Salerno. Absent: Martha Brauer.

**APPROVAL OF MINUTES**

April 4, 2011 Meeting: A motion was made by Lenora, seconded by Jim, to accept the minutes. Correction: On p. 5, item #7, the following motion should be added to the minutes: A motion was made by Martha, seconded by Debbie, to approve revisions to the Penalties section of Rules and Regs. Motion passed, 8-0. With no further changes, the minutes were accepted as corrected, 8-0.

April 4, 2011 Workshop: A motion was made by Joe, seconded by Debbie, to accept the minutes. With no changes, the minutes were accepted, 8-0.

**REPORT OF THE TREASURER**—None

**APPROVAL OF BILLS**—No bills over normal expenses.

**INFORMATIONAL REPORTS FROM TRUSTEES**

Harry: Get your places ready to leave. Give lawn care information to the office and to Harry so he can contact you first before writing a letter in regards to lawn care.

Fred: A treadmill is down but parts have been ordered. Strobe lights will be installed this week in the restrooms. The drain will go in for the spa next month. We will fix the floor in the ladies room at the pool.

Margo: Could you replace two stools in that area and bring in taller ones?

Debbie: Checked with Manatee County about the disaster plan. She will attend a meeting about this tomorrow at 10 a.m. with Anna Maria Island at Waste Management. Cardboard recycling information came in our water bills. Please break down cardboard boxes.

Joe: You are putting air in the rolloffs. You can put boxes outside your house to be picked up as trash.

Margo: Volunteers, please get your March hours in.

Jim: People came to the park to take care of mold in a house. They said the owners couldn't be in the house when the job was done. When the owners came back, their money was gone. Take valuables out of the house when you go. In the storage yard, there is a yellow Aquasport boat with a 90 hp motor. It is tagged 2408WA and has a Sara Outboard Club sticker on it. It is in space 300. There is a tag on the trailer. Let the office know if you know how it got there.

Joe: Will be leaving the park for the summer. He wants to see if there is an interest in a golf driving net and will bring this forward in the fall. He'd like us to think about solar for the spa and pool. In regards to the boat hoist, how much time are we going to give the Yacht Club to decide about the hoist?

Fred: The boat hoist will be on a PP for the next meeting.

Debbie: Maybe we could turn it in for money at a scrap yard.

Butch Roberts has put a sign in his window to market the marina.

Gail: Thank you, Butch, for doing that.

Debbie: Maybe we could put solar panels over the shuffleboard courts.

Gail: At the urging of residents, she attended the Let's Talk Club meeting two weeks ago. She felt two items—the Settlement Agreement Proposal of March 2009 and videotaping of residents—should be clarified. At the meeting, Mary Lou Smith stated that “someone in the park leaked the Settlement Agreement Proposal of March 2009 to sabotage it.” Since that was a serious accusation, Gail thought about it and how she would have handled it if it had happened to her: 1) She would have requested a sanction and 2) she would have brought the issue up in court. Neither happened. That baffled Gail so she investigated the situation. There was no leak from the office or a sabotage. The document was faxed by Kirk Pinkerton who explained that since we were not under mediation, we had to follow FL Statute 119 and make the document a public record. We are a special district government and we had to follow the law. Continuing in the document, Les Salomon stated at a Board meeting that six trustees were asked to resign from the Board. At the Let's Talk Club, Mary Lou Smith said that six trustees were not asked to resign. Gail proved that Les Salomon was right, six trustees were asked to resign. Gail also discussed the videotaping of residents at the Let's Talk Club meeting. When videotaping of residents occurred during and after a Board meeting in March of 2009, Kirk Pinkerton attorney Tom Schults told Gail it was against Florida law to

videotape an individual without his/her permission. Gail presented her findings at the April 6, 2009 Board meeting. While Gail and others were waiting outside the courtroom another time, the same resident brought his camera to videotape again. The Bailiff walked over to the man and told him that he could videotape the floor all he wanted to, but he could not videotape a person. Gail also discussed the following topics from the Let's Talk Club meeting: Joining the FL Association of Special Districts, alleged discrimination against the Sunsetters Club, alleged escalation of violations, replacing Trustees with those who lost the election, Board postponing the trial three times, prorating of mediation, tripling of fees, people on the Board required to run businesses, taking about other residents, and the reason for a deposition question in regards to fingerprinting asked of Mary Lou Smith and Sharon Denson by Kirk Pinkerton.

### **REPORTS FROM STANDING COMMITTEES**

ARC—A meeting was held April 8. Martha Brauer was the temporary secretary. Six permits were approved. Hank Gatti informed everyone that PP7 would be in the boxes. Four is a minimum for a quorum. Four members will handle the committee for the summer.

Beautification—The cement walkway will be started this week or the first part of next week. Everyone commented on how nice the east side of the Large Hall looks.

Jim: Taxpayers money wasn't used, was it?

Margo: It was paid for by Cook's Night Out.

### **RESIDENTS' COMMENTS**

Bruce Smith, 2116 NY—Stated that he and Tom Featheringill were mentioned at the last meeting in regards to residents vs. non-residents having slips in the marina. He reminded everyone that the entire Board passed the measure 8-0 so why were he and Tom called out on this motion? They did not suggest non-residents be removed. That was done before he was on the Board. He feels we should talk about the Board decision and not call out people.

Dan Smith, 6907 Tarpon Lane—Thanked the Board for allowing him to be a candidate. He is used to getting a perfect score but didn't garner a single vote. This fall he is going to run for the Board. Martha suggested he could do some things for the Board, but he feels he can do it better as a Board member. What he heard from the Board is the importance of loyalty. He believes the most important thing is competence, enthusiasm and visionary.

Harry: What the Board is looking for is a feeling of trust among us. Cast off this suspicion thing and get away from where we are not able to trust you.

Dan: The biggest fallacy in communication is the idea we have achieved it.

Public Comment was closed.

Harry: I appreciate that Gail went to the Let's Talk Club.

Lenora: She is sorry that Dan Smith feels that the only way he can help is if he is a Board member.

Debbie: We are all volunteers. Everything is done by volunteers. He should give without thinking of a position.

Margo: Some of the volunteers we appreciate are those who come to the meeting.

### **NEW BUSINESS**

1. Disposal of Surplus Equipment. Lenora stated that we are disposing of a Dell CPU tower with no hard drive. It has 512 megabytes of memory. It overheated. Its value is between \$10 and \$50. Bids are due on this by Friday, May 13, at noon. People may look at it Tuesday-Thursday from 1-3 p.m. It will be posted on Channel 95 and the bulletin boards.

A motion was made by Lenora, seconded by Joe, to approve the disposal of the following District items: Computer CPU minus hard drive. Motion passed 8-0.

2. Upgrade Fire System. A motion was made by Fred, seconded by Margo, to add a voice evacuation system to the large and small halls.

Fred: It is mandated by the Fire Marshall. It is not in the budget but mandated. We hope to have it installed during the summer. The lowest of three bids is \$2,900. There will be six wall speakers.

Jim: Will they look into another door for the office?

Fred: It was not mandated by the Fire Marshall.

Jim: Larry Sarhatt recommended we do that.

Harry: Where is the system energized from?

Fred: I don't know.

Debbie: I thought these were for the restrooms.

Fred: No.

Joe: If we don't do that, the capacity of the rooms will be reduced considerably.

Harry: Why do we have to do this? I can shout loud enough for people to hear. There is a cost.

Joe: It is activated by pulling the fire alarm and people will hear it. They may not hear a shout.

Lenora: There is a sprinkling system over the stoves.

Joe: There is no alarm in there.

Harry: Who will do this?

Fred: Devcon.

Motion passed 8-0.

3. Leases. A motion was made by Gail, seconded by Joe, to authorize the signing of the contracts for the Post Office and Hix Marine with a start date of May 1, 2011, and an ending date of Sept. 30, 2013, with revisions in redline file and pending agreement with the parties.

Gail: I took the leases to both the Post Office and Hix Marine. I have not gotten them back yet that is why I needed to add "pending agreement with the parties" to the motion.

Motion passed 8-0.

4. Rules and Regs/Room Capacity Limits. A motion was made by Gail, seconded by Joe, to revise capacity limits in Rules and Regulations to those submitted April 2011 by the TE Fire Marshall.

Debbie: There are problems with numbers.

Joe: There are typos. We should correct this and revisit it.

Gail withdrew the motion and Joe withdrew the second. Fred will meet with the Fire Marshall and Mark about this.

5. Auditing Services. A motion was made by Gail, seconded by Lenora, to authorize the chairman to work with attorney and auditing firm, selected by auditor selection committee, on the contract for the audit of 2010-2011 fiscal year.

Fred: Why is the lawyer involved?

Joe: We have never had a lawyer involved before.

Debbie: I think it is a double check.

Gail: With some accounting background, I think the treasurer should be involved.

The Board decided to hold this for the next meeting in order to get some clarification.  
Gail withdrew the motion and Lenora withdrew her second.

(Harry left for medical tests at 11:08 a.m.)

6. Marina Rates/Renter Residents. Should renter residents and property owners pay the same for marina slips or should an administrative fee of \$75 or \$100 be added to the fee for the renter residents?

Joe: No renter in Trailer Estates has a boat slip.

Gail: Is this problem mainly a result of the economy? Perhaps we should do this for a specific period of time,

Debbie: I agree.

Joe: Renters get involved and volunteer. I think we should give them a break.

Debbie: What if people rent for only four months?

Joe: This is good for the park and good for the people—great bargain per foot.

Fred: How long does it take TJ to do this?

Joe: It takes time for TJ and Mark.

Debbie: We are taking time away from their work.

Jim: We are running 59 empty boat slips. Cross \$75 out; I'm saying "0".

Joe: We have discouraged people from renting.

Margo: It would benefit the whole process.

Lenora: Has anyone asked the property owners about this?

Jim: Property owners have no objection to renters getting the same deal.

Margo: People might rent more homes here.

A motion was made by Gail, seconded by Joe, to charge property owners and renter residents the same amount for slip rentals in the TE marina. Motion passed, 5-2 with Debbie and Gail voting against.

7. Renter Residents/Reservations. A motion was made by Gail, seconded by Lenora, to revise Section VI, page 4, of Rules and Regs to include renter residents. Motion passed 7-0.

8. Storage Lot Rates/Renter Residents. Should renter residents be allowed to rent spaces in the storage lot? If so, should the fee be \$35, \$50 or \$0?

Gail: What is the advantage of being a property owner who pays taxes and assessments versus being a renter resident?

Debbie: It is fair to charge renters.

Jim: Either we have property to rent or it is empty. More places are empty this year.

A motion was made by Gail, seconded by Joe, to allow renter residents to rent Storage Lot spaces and to approve equal rates for both property owners and renter residents for the storage lot. Motion passed, 5-2, with Debbie and Gail voting against.

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

Connie Zack, 6819 MA—Share-A-Craft has a dedicated group of quilters who are making lap robes. If anyone needs one, call Connie. The Board thanked the quilters for doing such a nice thing.

Gail asked the Board if they wanted to go to lunch or continue with the Workshop and then go to lunch. The Board agreed to postpone lunch and begin the Workshop after a five-minute break.

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Gail Opper, Secretary

