

DRAFT
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP
OCTOBER 17, 2011
SMALL HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34281

The Workshop was called to order at 11:27 a.m. by Chairman Martha Brauer.

1. County Pumping Station Property. Martha stated that when the county sells property, they sell it at Fair Market Value. In an e-mail Martha received from the county, even after the county leaves the area, the pumping station will remain in operation. Also, Utilities will never sell that land because they need unfettered access. For now at least, TE will have no opportunity to purchase the property.

2. Solar Panels for the Pool & Spa. Joe feels we should have companies come in and make a proposal. He recommends the panels be put on the roof. Martha suggested that if we ever choose to cover the shuffleboard courts, we could put solar panels on that roof. Joe stated that Tri Par has panels on the ground. He will continue to research this.

3. PP58 Addition. As directed by the Board, Gail called Kirk Pinkerton to clarify a ruling in regards to “a seat at meetings but not a right to speak” issue. When the reply came from KP, it didn’t explain things for Gail so she called them. They didn’t return her call so she then consulted another attorney at no expense to Trailer Estates. That attorney did clarify some things and also offered information about the fact that District Appellate Court proceedings are different in each state. In examining the four recommendations from Kirk Pinkerton, Gail explained why none of them would work. It was suggested Gail find out if the decision in Florida’s First Appellate District applies to Trailer Estates since we are in the Second Appellate District. It was also suggested she write to the Attorney General in regards to this concern.

4. Background Checks. This is a proposal that all future prospective TE buyers and renters could be required to have. Gail gave the trustees a great deal of information that had been tried and tested in the courts on this issue. She also shared that most condos and many parks are now doing this or considering it. That leaves a burden on those who choose not to do it. People who aren’t accepted elsewhere could come to Trailer Estates since we presently have no background checks. It has been proven that condos and parks with background checks deter those with criminal backgrounds from applying. Gail feels that with this information, she “planted a seed” for residents to consider. Some Board issues require more time for consideration than others. She also feels that down the road Trailer Estates might be forced to do this if we want to preserve the great park we now have.

5. Unregulated Occupant and Underage Occupants. A discussion centered on a deed restriction violation at 2203 Illinois. A complaint was first filed on July 12, 2011, and a letter was sent. A second certified letter was sent on July 22, 2011. On Aug. 2, the owner called with an explanation and was sent a renter agreement, which he signed. The owner also said the renter would register. Though three e-mails were sent in this regard, the renter has not registered. Jim McIlveen said he will call the owner one more time. The Board agreed to turn this over to the attorneys if Jim is not successful. A PP34 will be brought to the Oct. 31 meeting, if necessary.

6. Refundable Deposits and Use of Kitchen. The Board must draft a policy for clubs/organizations that use the kitchen seven or more times a month. Martha will do this. A discussion ensued about the use of assigned keys. Residents were reminded that assigned keys must not be given to anyone since such keys may only be assigned by the office.

7. Cable TV and Residents' Letter. Martha suggested we add an informational questionnaire to the election letter that will be mailed to all property owners on Oct. 24. She felt we could seek owners' opinions on various topics such as cable TV, District Administrator, and background checks. Gail expressed several concerns about the questionnaire. Martha would create it but there would be no opportunity for the Board to review it before it was sent. Gail felt Board members should have input on that mailing. She also feels that some topics—like background checks and District Administrator—need more information given to the public before a survey would be valid. The Board agreed to add such a questionnaire to the audit letter that will be sent to all owners the first week in December. Gail asked that the background checks not be included and that the District Administrator issue be addressed at a Workshop before being given in questionnaire form to the owners.

8. TE Visit by Robin DiSabatino. Commissioner Robin DiSabatino and other officials from Manatee County government will visit Trailer Estates January 19, 2012, in the Large Hall at 7 p.m. Martha asked who should come with the commissioner and went over those whom Robin brought to Bayshore when she conducted a similar program there. Gail suggested that instead of asking our residents to sit through potentially long speeches that don't interest them, it might be better to have our guests sit at tables around the room where residents can have their individual questions answered. The Board agreed. There will be a 2' to 3' introduction by each guest. Then they will proceed to their assigned tables for questions. Gail will contact the commissioner to discuss this visit.

9. Assistance in the Office. At the Oct. 3 meeting, Lenora suggested we hire a person for the office who would be trained in case something happened to TJ. Martha said the person cannot, due to fraud issues, be trained in Quickbooks. The person would work only from Oct. 15-April 15 and perhaps Mondays from 9-3 and Fridays 9-12. Martha will write a job description for the position and will bring it to the Oct. 31 Board meeting.

The Workshop was adjourned at 2:37 p.m.

Respectfully submitted,

Gail Opper, Secretary