

DRAFT
TRAILER ESTATES PARK & RECREATION DISTRICT
BOARD OF TRUSTEES WORKSHOP
NOVEMBER 7, 2011
12 P.M.
SMALL HALL
1903 69TH AVENUE WEST
BRADENTON, FL 34207

The Workshop was called to order at 12 p.m. by Chairman Martha Bauer.

1. Wedding—a reservation was made by a property owner requesting his granddaughter’s wedding ceremony at the TE Beach and the reception at our Large Hall on April 21, 2012. TE Rules and Regulations give Gail the right to accept or deny this reservation. Because she had some concerns about it, she decided to bring it before the Board for consideration. The Board agreed to the wedding as planned but stated that no TE table and chairs may be used on the Beach, and the grandfather must be present at all meetings in regard to the wedding and must also be present at the wedding.
2. Beach Pavilion—The Let’s Talk Club had a standing reservation at the Beach Pavilion the second Friday evening of every month. They have elected to reschedule their event from 10 a.m. to 2 p.m. on that Friday instead leaving the Pavilion open in the evening. Gail asked the Board how reservations should be handled now for that availability. Should it be given to another group as a standing reservation or should it be an open reservation so various residents/groups can use the facility? The Board chose to leave that evening open for all to use with a reservation.
3. District Administrator—Gail feels we don’t need a District Administrator if District work were delegated instead of being done by one person. She feels the responsibility for the day-to-day operations of the District rests with the entire Board and, thus, every Board member should contribute. It is too much work for one person but not enough to hire an administrator. She also feels the residents have contributed enough money to the Park and should, instead, have money returned not an assessment added to.

Martha: “Since I’ve done the job for three years, I know what the job entails and I believe we need a District Administrator.”

Debbie: “Not everyone will do a job assigned. We need a District Administrator.”

Joe: Agreed that Martha should delegate duties. Even corporations delegate duties.

Harry: Most of the work over the past few years has been in regards to the lawsuit. That is almost over. That will eliminate a lot of the work. Residents should have an input in this.

Margo: Feels good about the outcome of the appeal but nothing is for sure. The lawsuit isn't over. We still have a lot to pay including fees trial. We can't add hire an administrator.

Jim: We owe \$179,000 in interest in 2012 and over \$600,000 in 2013. We don't have money to hire someone right now.

Martha: We divided our payments into thirds and actually owe only \$300,000 in 2013.

(The Board recessed for lunch at 12:53 p.m. Returned from lunch at 1:30 p.m.)

4. Website—Martha has been working with John and David, our computer people, to setup a new Trailer Estates Web site. John said our site gets enough traffic that we can put ads on it. Martha asked the Board if there should be ads on the site. The Board will think about it. Also, John suggested we could have a Web cam somewhere in the Park and attach it to our Web site. There was a discussion about that. Martha showed the Board sample pages for our site and asked the Board's opinion on those. The Board decided the timeline for completion of the project should be Jan. 1, 2013, and allowed Martha to occasionally go over the time frame when working with John in order to get the site finished.

5. Responsibilities in the Office—Martha learned we can post the office opening in the park only. She feels we need to consider the following policies for the office: Use of social media sites or blogging on the job, use of cell phone or texting on the job, writing personal e-mails on the job, and issues of noxious fumes like perfume or smoke on the job. TJ feels the new assistant should work from 1-3 p.m. every day.

6. Maintenance Agreement for County Property—the Board read over the draft of an agreement between Manatee County and Trailer Estates. All Board members agreed with its content.

Joe: Could we check on use of the property for temporary recreational purposes?

Martha will check on that.

7. Deed Restrictions—Having adopted an “interactive” policy for Workshops, Martha asked the Board if they wanted an interactive Workshop for this topic. The Board unanimously agreed to that. The Board considered additional deed restriction items that were asked following the Oct. 31 meeting:

a. Should residents post ARC permits? Answer: Yes.

- b. Requirements for swales. (Will be investigated)
- c. Cost for lawn mowing. Should we adjust? Answer: No, it is fine.
- d. Permits with no ending dates. (They will be exchanged for new permits)
- e. Dogs on leashes. (This is a county rule. We will abide by it plus add cats to leashes.)
- f. Should fences on property lines be allowed in the pet section only? (More discussion).
- g. County requires 20 percent open space for percolation where pavers are concerned. (Martha will find out what “open” means)

Four other questions including antenna restrictions, our ability to levy reasonable fines, can deed restrictions be separated for voting purposes, and does “subdivision” mean TE as a whole will be discussed at a later date.

Grading issues cannot be done by ARC because they are not engineers.

RESIDENTS' COMMENTS

Mike Neal, 6619 CA—He wanted to apologize and thank the maintenance people for what they did earlier today and to say they are covered.

Workshop was adjourned at 3:17 p.m.

Respectfully submitted,

Gail Opper, Secretary