

Tri-Par Estates Park and Recreation District

Minutes

Board of Trustees - WORKSHOP

MAY 18, 2021

TIME: 6:30 PM

CALL TO ORDER: Chairman Koenig

INVOCATION: Michael Neff

PLEDGE OF ALLEGIANCE: All

ROLL CALL: Carol Bryant

PRESENT: In Attendance: Chairman Koenig, Ron Houchin, Toni Borman, Michael Neff,
Laurie Legler, Mary Ann Upton, Daryle vonHoldt

Absent:.....Cindy Little-Koenig, Dan Via

ALSO PRESENT: Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

OPENING COMMENTS – Chairman Koenig opened the workshop and noted the meeting is broadcast on Channel 195. Carol Bryant reviewed the information for viewing on Zoom.

1. DISCUSS POOL and SPA POLICY and PROCEDURE – Trustees discussed the proposed policy updates. The rule limiting the number of guests at the pool per family to four (4) was reviewed, with suggestions of increasing the guest number to six (6) or having no limit. Specifics of why water wings are not allowed in the pool were discussed. It was noted the proposed changes are recommendation by the policy and procedure working group for Board consideration and changes can be made tonight and those changes can be updated at any future meeting. Because Tri-Par is a 55 and older community, the rules are set up for that type of community and should be based on the people that are here all the time.

Lois Wegner – 5322 Rancho Ave – asked if guests come down and follow the rules by getting a guest FOB there shouldn't be an issue. Chairman Koenig agreed.

Marianne Strait – 1822 Palm Springs Street – suggested the guest limit at the pool should be six (6) and not four (4). Trustee vonHoldt agreed that 4 is a small number and six might be more appropriate

Lee Morris - noted that the homeowner(s) are not included in the guest number.

2. DISCUSS RENTALS – **Chairman Koenig** opened the discussion proposing restricting all park rentals to a minimum of 31 days to eliminate weekend rentals, weekly rentals, short term rentals. Trustees discussed issues at Siesta Key and Longboat Key with short-term rentals becoming party houses and the need for Tri-Par to address this issue sooner rather than later. Weekend and weekly rentals bring in larger rent amounts to owners. No matter the age of the renters, it was noted that Tri-Par does not want to become a party park. The office receives calls on a regular basis from individuals wanting to buy property to be rented out as an Airbnb. Chairman Koenig has spoken to management at another park and the residents there voted to amend the rules to include a 90-day minimum for rentals. Board members noted this is a prudent suggestion and should be moved forward. Residents were asked to keep in mind this does not apply to family members visiting short term, this would apply to renters. Others questioned if we are a 55+ community what is the issue and do we need to create more and more rules.

Lois Wegner – 5322 Rancho Ave – noted that Florida has a tourist tax that applies to rentals of less than six months. Chairman Koenig confirmed that law is still in effect.

Dean Slabach – 1842 Woodstock Lane – agrees with the proposed rental restriction and asked about age

limits of 55 and older. Chairman Koenig clarified that currently individuals staying at Tri-Par less than 30 days do not require a background check. This recommendation would be to change the rules so there can be no rentals less than 31 days. The 55 and older restriction applies to residents and renters. **Tom Jacques** – 1824 Innisbrook Lane – suggests no rentals under 30 days and all renters must be 55 and older.

Lee Morris – clarified the restrictions would apply to rentals for a cash consideration and not to family members or friends visiting for less than 31 days. He added that the office is receiving regular calls from individuals wanting to purchase properties to rent them out as weekend Airbnb's. The 31 day minimum rental would enforce the 55+ issue.

Chairman Koenig - noted we need rules in Tri-Par and this particular rule change would help Tri-Par going forward.

3. **NEW BUSINESS** - None

4. **PUBLIC INPUT** – No further input.

5. **ADJOURN THE BOARD WORKSHOP**

- **Trustee vonHoldt made a motion to Adjourn the Board Workshop.**
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Workshop adjourned at 7:01 pm.**

This copy of the Minutes of the aforesaid Workshop of the Board of Trustees of Tri-Par Estates has been transcribed for approval by the Board of Trustees at the next called meeting of the Board.