

Tri-Par Estates Park and Recreation District

Minutes - Board of Trustees - MEETING

MARCH 16, 2021

TIME: 7:00 PM
CALL TO ORDER: Chairman Koenig
ROLL CALL:..... Carol Bryant
PRESENT: In Attendance:Chairman Koenig, Ron Houchin, Michael Neff, Dan Via
Birdie Bollenbacher, Cynthia Little-Koenig, Daryle von Holdt
Absent:.....Toni Borman, Laurie Legler
ALSO PRESENT:Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

OPENING COMMENTS – Chairman Koenig opened the meeting and Carol Bryant reviewed the information for viewing via Zoom.

1. APPROVAL OF PRIOR MEETING MINUTES

- Chairman Koenig asked for approval of prior meeting minutes.
- **Trustee Neff made a motion to adopt the Minutes of the February 16, 2021 Board of Trustees Workshop and Board of Trustees Meeting, and Minutes of the March 2, 2021 Special Budget Workshop and Special Board Meeting.**
- **Trustee Little-Koenig seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

- Chairman Koenig reviewed the February 2021 Financial Report.
- **Trustee Houchin made a motion to approve the February 2021 Financial Report as presented.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL

- Chairman Koenig asked for a motion to accept the invoice from Persson, Cohen & Mooney, PA for \$1,847.10
- **Trustee Houchin made a motion to approve payment to Persson, Cohen & Mooney, PA for \$1,847.10.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

4. LETTER FROM RESIDENT – Mike Nelson

- Chairman Koenig asked Mr. Nelson to come to the podium to present his case.
- **Mike Nelson** – 5308 Beechmont Ave. - Mr. Nelson noted he and his wife have two lots in Tri-Par and may sell their current home and build on the second lot. Mr. Nelson referred to his letter sent to Board Members and also Exhibit A, Section 2B of the By Laws (Deed Restrictions). Mr. Nelson

indicated he has measurements of his lots and asked if the Board might want to table this request until they are able to look at the property.

- **Mr. Morris** reviewed research done on Mr. Nelson's request. Mr. Morris stated the Board does not have the ability to change Deed Restrictions without a vote of the people. Mr. Morris explained the paragraph Mr. Nelson referenced from the Deed Restrictions regarding lots 696 and 696A which were combined to be treated as a single lot (that combination involved a partial lot and a corner lot). Mr. Morris stated the Nelson's own two properties and are taxed by the County for both lots. It was noted the Board cannot change the Deed Restrictions to combine lots or remove assessments and any change would have to be sent out to all residents for a vote at a significant cost. For those reasons it is recommended the Board deny the request. Further discussion included information on the size of the Nelson's second lot, buildability of that lot, and if the Nelson's receive a rebate for cable TV. Mr. Nelson stated they do receive the TV rebate.
- **Trustee Houchin made a motion that the Board not agree to Mr. Nelson's petition.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

5. EMOTIONAL SUPPORT ANIMAL – Elizabeth Kiernan

- **Chairman Koenig** referred the Board members to the Emotional Support packet submitted by Elizabeth Kiernan. Mr. Morris spoke on the additional information provided by the owner on the rabies vaccines that will be given to the puppy next week and asked the Board for approval with the stipulation that the owner provides vaccine documents next week. Board members discussed requirements for veterinarians that can certify vaccines for ESA's.
- **Trustee vonHoldt made a motion to accept the Emotional Support Animal for Elizabeth Kiernan.**
- **Trustee Little-Koenig seconded the motion.**
- The motion carried on a unanimous roll call vote.

6. PURCHASE OF TIKI HUT CHAIRS and TABLES

- **Chairman Koenig** asked for a motion to approve the purchase of chairs and tables for the Tiki Hut.
- **Trustee Via made a motion to award the bid to A&K Enterprises for 30 chairs at a cost of \$2,730.00, 6 tables at a cost of \$972.00, and 12 high chairs at a cost of \$1,344.00 for a total cost, including \$50.00 delivery, of \$5,096.00.**
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

7. APPROVAL of DELETION of POLICY & PROCEDURE 5.17.1 LAUNDRY RATES

- **Trustee Houchin made a motion to approve the deletion of policy and procedure 5.17.1 Laundry Rates.**
- **Trustee Via seconded the motion.**
- The motion carried on a unanimous roll call vote.

8. UPDATE FRAMEWORK (Opening of Tri-Par Facilities)

- Park Manager reviewed proposed changes for Covid response presented in Version 11 of the Recommended Framework & Plan to Re-Open Tri-Par Facilities. Chairman Koenig thanked all residents for the remarkable job everyone has done throughout the past year and noted we have gotten through it together as a family.
- **Trustee Houchin made a motion to accept the changes to the Framework for Opening Tri-Par Facilities as recommended.**
- **Trustee Little-Koenig seconded the motion.**
- The motion carried on a unanimous roll call vote.

9. UNFINISHED OLD BUSINESS

- **Trustee Houchin** addressed the need for new Trustee's in the coming years. The Board needs viable and understanding individuals to keep Tri-Par moving forward. If anyone is interested in serving on the Board, please come forward.
- **Trustee Bollenbacher** – reminded everyone there is a coffee coming up on Saturday March 20th and also two coffees in April. Save the date of April 23rd for a Special Party for the Tiki Hut.

10. NEW BUSINESS

- Chairman Koenig announced there are two applicants for the vacant seat on the Board of Trustees to replace Trustee Bollenbacher. The applicants will be interviewed in the next few weeks.

11. PUBLIC INPUT

- **Richard Dube** – 1810 Palm Springs Street – spoke in support of resident Mike Nelson's request and asked if there is anything further that can be done to help the Nelson's with their property. The Park Manager noted there may be a misunderstanding on what the Nelson's are requesting. The Nelson's request is not about the buildability of the lots or splitting the lots. The Nelson's are asking to only pay an assessment for one lot, instead of the two lots they own. Tri-Par has no issue with a home being put on the second lot. Mr. Morris noted the Board does not have the ability to remove an assessment.
- **Dale Funkhouser** – 5226 Tri-Par Drive - thanked Birdie Bollenbacher for her service on the Board and the many Tri-Par functions shared with her; thanked all of the Trustees for volunteering their time to serve; shared appreciation for Park Manager Lee Morris and the maintenance crew; commended the Board of Trustees and the Compliance Committee for implementing and following through with the process for fines and suspensions.
- **Trustee vonHoldt** – reviewed the permitting process and contact information for Sarasota County.
- **Trustee Neff** – gave an update on the Library upgrades including new paint, shelves being rearranged and new furniture. Thank you to the Flea Market Committee for their assistance.
- **Trustee Little-Koenig** – extended invite for all to come to coffee on Saturday.
- **Trustee Via** – asked Trustee Bollenbacher for details on tickets for the April 23rd dinner. Tickets will be available starting with the April 3rd coffee and the menu is a surprise. Trustee Via noted there will be an L-shaped bar counter on one side and one end of the Tiki Hut
- **Trustee Houchin** – noted that the Park looks great and commended homeowners for keeping their homes and yards cleaned up.

12. ADJOURN THE BOARD MEETING

- **Trustee vonHoldt made a motion** to adjourn the Board Meeting.
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Meeting adjourned at 7:39 pm.**

This copy of the Minutes of the aforesaid Meeting 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.