

# Tri-Par Estates Park and Recreation District

## Minutes

### Compliance Committee – Special Hearing

### AUGUST 11, 2022

**TIME:**.....10:00 AM  
**CALL TO ORDER:** .....Bianca Cristiani  
**ROLL CALL:** .....Bianca Cristiani  
**PRESENT: In Attendance:** ..... Bob Bass, Diane Mitchell, Bob Vos, April Adkins, Richard Blankenship  
**ALSO PRESENT:** .....Lee Morris, Park Manager; Bianca Cristiani, Facilitator/Meeting Recorder and Andy Cohen, District Attorney.

**OPENING COMMENTS** – Bianca Cristiani opened the Hearing and noted the meeting is broadcast on Channel 195.

**1. Hearing for Property Owner of 5002 Pebble Beach for Deed Restriction Violations- Property Issue- Deed Restrictions section 8.**

- **Lee Morris** – reviewed the Deed Restriction Violations at the home of Ms. Kapernaros at 5002 Pebble Beach and the violation notifications sent to Ms. Kapernaros.
- **Mr. Morris** stated the homeowner disconnected the drainpipe of her sink and pours her urine down the sink. Obviously this isn't sanitary and that the State and County Health Department have been notified and were out to said property the day before the hearing. The Inspector did smell something but nothing was visible. Our concern is that she is not in compliance with our Deed Restrictions.
- **Property Owners of 5002 Pebble Beach were not present at this meeting**
- **Committee Members** asked questions and conversed for several minutes.
- **Meeting Facilitator Bianca Cristiani asked the Committee if it was ready to make a motion.**
- **Committee Member Bob Vos made a Motion to Approve the \$1,000 fine for the property owner of 5002 Pebble Beach for Deed Restriction Violations-Property Issue- Deed Restrictions section 8.**
- **Committee Member Bob Bass seconded the motion.**
- The motion carried on a 4-1 vote Blankenship voted to deny.

**2. Hearing for Property Owner of 5057 Pebble Beach for Deed Restriction Violations-Property Maintenance.**

- **Lee Morris** – reviewed and presented the Deed Restriction Violations at the home of ChateauVert/ Julien at 5057 Pebble beach and the violation notifications sent to them.
- **Property Owners of 5057 Pebble Beach were not present at this meeting**
- **Committee Member April Adkins made a motion to Deny the \$50 a day fine for Property 5057 Pebble Beach for Deed Restriction Violations-Property Maintenance.**
- **District Attorney Mr. Cohen clarified the motion to the Committee Members that if you vote yea it is a vote to deny said fine.**
- **Committee Member Richard Blankenship second the motion to Deny the fine.**
- The motion carried on a 3-2 vote Vos, Bass in the minority.
- The fine was not upheld.

**3. Hearing for Property Owner of 5112 Glen Echo for Deed Restrictions Violations-Unregistered and Underage people.**

- **Lee Morris**- reviewed and presented the Deed Restrictions Violations at the home of Mr. Gregory's at 5112 Glen Echo and the violation notifications sent to him.
- **Mr. Gregory** spoke to committee members about how his daughter and grandson are no longer there, the Grandson was arrested in March for substance abuse problems he said. The people of the park do not want them there even though his daughter is 52 and should be allowed even though she has a felony on her record.
- **Mr. Morris** pointed out police records dated June 2022 that the grandson had returned as well as the Daughter. Our Deed restrictions state that we need the Daughter to fill out an application and go through the proper procedure in order to live here. The grandson can visit up to 30 days in a calendar year which has already been exceeded in 2022.
- **Committee Members** asked questions and conversed for a few minutes before making a motion.
- **Committee Member Bob Vos made a Motion to Approve the \$1000.00 fine for the Property 5112 Glen Echo for Deed Restriction Violations – Section 12- Unregistered / Underage Persons.**
- **Committee Member Bob Bass Seconded the Motion.**
- The Motion carried on a 4-1 Vote Blankenship voted to deny.

**4. ADJOURN The Hearing.**

- **Committee Member Bob Vos made a motion to Adjourn the Hearing.**
- **Committee Member Bob Bass seconded the motion.**
- The motion carried on a unanimous roll call vote
- **Special Board Meeting adjourned at 10:45 am.**

*This copy of the Minutes of the aforesaid Special Budget 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 District.*