

# Tri-Par Estates Park and Recreation District Minutes - CAPITAL COMMITTEE WORKSHOP

## FEBRUARY 1, 2024

**TIME:**.....1:00 p.m.  
**CALL TO ORDER:** .....Park Manager, Bob Cady  
**PRESENT:** .....Chairman Mike Neff, Laurie Legler, Dan Via, Mark Wright  
**ALSO PRESENT:** .....Dale Funkhouser, Dean Slabach, Keith Bishop, Bev Duncanson  
**MINUTES:**.....Rebekah Thomas

Resident Dale Funkhouser asked if there was an Agenda posted and wanted to see any changes to the Agenda. Park Manager Cady informed him that the Agenda was posted and there were no changes.

Resident Dale Funkhouser was concerned about a violation of the Sunshine Law that meetings need to be open to the public including budget meetings. Park Manager Cady informed Mr. Funkhouser that all meetings are posted and open to the public and that the budget will be presented to the public for their input before it is adopted.

Ethics Training (4-hour online course) – Options will be sent to the Board to be completed by the end of the year.

### **TRI-PAR ASSESSMENT ANNUAL BUDGET COMPARISON**

The Annual Budget handout was reviewed as follows:

\$1,584 – Annual Assessment 2024/2025 (same as 2023/2024)

Payroll – 3.5% increase using 2023 inflation rate

Legal – Decreased by 50%

TV/Internet – 4.49% increase

Utilities – 6.98% increase

Insurance – 5.11% increase (may need to adjust, no claims)

Maintenance – 1.09% increase

Office Expense – 7.69 decrease (phone savings)

Assessment history was reviewed.

Proposed Budget: \$1,363,787

Discussion was held regarding future expenses:

- Parking lot maintenance (\$15K)
- Perimeter fencing at Calumet
- Updating Kitchen
- Maintenance Needs including 7-9 AC units
- Adding more golf cart parking

Discussion was held regarding capital maintenance items:

- Mower motor replacement
- Fountain replacement
- AED + Batteries
- DeSoto Entrance Upgrade (painting, landscape)

Total Capital Outlay: \$19,500

5-Year Plan:

- Replace ceiling tiles in the Rec Hall (2025-2026)
- Kitchen Makeover (2026-2027)
- Parking Lot Reseal
- New Equipment for the Gym

**PUBLIC DISCUSSION:**

Resident Dale Funkhouser asked how an item that exceeds \$20K is handled; what are the guidelines? Park Manager Cady responded that under the Sunshine Laws, over \$20K has to be sent out for bid. If it's a service, however, it does not have to go to bid.

Discussion was held regarding the reserves; currently, it may be too low. There is a fund balance of \$552,476 that currently sits in reserve.

Discussion was held regarding salaries. Tri-Par only has part-time employees and doesn't pay for any benefits or bonuses.

**NEXT STEPS:**

- The budget will be presented at the Board Workshop on February 20, 2024.
- A discussion will be held at the March Board Meeting on March 19, 2024.
- The budget will be adopted, after a public hearing by the Board, at the April Board Meeting on April 16, 2024.

**MEETING ADJOURNED: 2:03 p.m.**