

Tri-Par Estates Park and Recreation District Minutes

Board of Trustees – BOARD WORKSHOP

JULY 7, 2026

TIME: 7:00 p.m.
CALL TO ORDER:Board Chair Regula
ROLL CALL:.....Dianne Searight
PRESENT:..... Gary Kormann, Doug Ward, Maureen Lafortune, Mark Wright
.....Pam Regula, J. Hunter, Tami Marano, Jerry Gallagher
REMOTE ATTENDANCE:Bud Stanley
ABSENT:.....
ALSO PRESENT: Dean Chandler, District Manager

Managers’ Report:

COMPLIANCE/VIOLATIONS:

- 1) On Monday and Tuesday Jerry and I sent out 8 violations.
- 2) On Tuesday 1726 Olympia Fields (Craig Crary attorney) submitted a records request. Because I will be out next week for surgery and Dianne will be out Tues- Thursday we decided to move his Compliance Committee meeting to the August 5th meeting. This will give us time to get the request to him.
- 3) I had a Compliance Committee member resign today and another saying they may resign because they do not understand why a trustee has not received violations for noncompliance when they received a NO vote by the board for a variance on their carport and it was still installed. I explained that this was brought to the attorney, and he said we need to change the deed Restrictions.
- 4) The Compliance Committee will now have 3-4 violations to review on July 8th. The rest have complied or we are waiting for confirmation.
- 5) 5002 Pebble Beach (Nan) is acting up again. Our attorneys are now trying to get her evicted. Not sure why we have not been able to before now.
- 6) I have been dealing two issues with dogs this week 4211 Pebble Beach (2 Golden Retrievers) and a small dog that was brought into the pool/spa area as an ESA but is not allowed. Both are debating with me.

OFFICE:

- 1) The Audit is finished before the June 30th deadline. We all agreed that next year we are going to start earlier so we are not so close to the deadline. Thank you Barbara!
- 2) The office will be closed on Friday, July 3rd in remembrance of our 250th birthday of the United States of America. Happy 4th of July!

MAINTENANCE:

- 1) Enviro Tech, the roofing company is sending me an estimate for replacing the roof over the offices. He said the temporary repairs that have been done were done poorly and they cannot be patched anymore. I will attach some pictures I will get three estimates and submit them, so we know where we are.
- 2) Doug has been working with Angelo and Keith on the front entrance. They are cleaning it up and getting it ready for planting. We need RAIN!
- 3) Doug is also getting 3 estimates to get the fences repaired.

Trustee Reports:

Board Chair Regula – Mentioned Memorial Garden- looking volunteers to support Jeff Bacon and Bob Bass. Spoke about walking dogs with extension leashes the length should be shorter when walking by others. Discussed postage rate increase to .83 cents. Reminded everyone to submit their public input well in advance of board meetings.

Trustee Kormann – New home on Calumet coming in with proper permitting. Some residents have been fined by the county for not using licensed contractors. Discussed oversize home on Old Elm St. awaiting permit from the county. Mentioned underage kids driving golf carts.

Trustee Ward – Discussed landscaping plans, lighting for the front entrance. Estimates in process for fence, roof

Trustee Wright – Spoke about status of the Audit, CDs and consideration of alternative investment opportunities based on Deans feedback from the FASD Conference.

Trustee LaFortune – Expressed thanks for attending 4th of July picnic and all the volunteers that helped. Discussed Labor Day picnic and ticket sales

Trustee Hunter – Discussed the need for a Library Committee member.

Trustee Marano – Reminder ERT meeting 7/10, and Hurricane Prep presentation 7/11- Stated the bylaws are pending response from attorney regarding Trustee being able to vote – remotely.

Discussed Trustees Assigned duties / responsibilities in policies and procedures – Trustees to review and submit any potential updates.

Trustee Stanley – Stated that Storage Rates need to be discussed – looking at other Parks to compare as vote if any needs to be in September, for January 2027.

Trustee Gallagher – Stated Facebook page is up and running and is open for Questions and comments – will not be a site to gossip

OLD BUSINESS

1. Review - By-law amendments

2. Review - Policy & Procedure

Draft - 5.05 Pool/Spa/Deck/Patio Rules & Policy

Draft - 5.07 Keyless Security System

Draft - 5.08 FOB Revocations

Draft - 5.03 Guest Use of TriPar Recreation Facilities

Draft - 5.04 Age Limitation for use of TriPar Facilities

PUBLIC INPUT – (Any Topic)

- Resident on Boca Raton – commented on the Pool Policies with concern for fair treatment of adults that have incontinence– citing the Fair Housing Act. Commented on the rule for kids under 18 at the gym and should be accompanied by an adult.
- Resident on Broadmoor – asked for clarification on what constitutes a wet deck, pool deck, tiki hut area in Pool section
- Resident on Cypress point - commented that the same new security language be applied to the putt putt golf area
- Resident on Old Elm – discussed pool signage -Remove Don't Drink the Water
- Resident on Sea Island – asked for clarification on the number of guests
- Resident submitted email - asked for the board to discuss the process for amending the bylaws, including the steps required to bring such a proposal before the membership for consideration.

NEW BUSINESS:

1. District Manager annual review
2. Deed Restrictions review & timeline
3. Board Workshop time change
4. Annual Board Meeting & Board Meeting Workshop schedule (July and August off)

PUBLIC INPUT:

Resident on Boca Raton- Not in favor of fewer Board meetings

Resident on Old Elm – Discussed Hurricane Shutters in storage and questioned of they are going to be used this season

ADJOURN THE BOARD WORKSHOP

- Trustee Ward made a motion to Adjourn the Board Workshop.
- Trustee Kormann seconded the motion.
- The motion carried on a unanimous roll call vote.
- The Board Workshop adjourned at 9:10 p.m.

Reviewed and approved: _____
Secretary

DRAFT