

Tri-Par Estates Park and Recreation District

Minutes

Board of Trustees – PUBLIC HEARING

June 16, 2020

TIME: 6:00 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, Birdie Bollenbacher, Dan Via, Daryle von Holdt
Absent:Cynthia Little-Koenig,
ALSO PRESENT:Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

OPENING COMMENTS - Chairman Koenig reviewed the process for viewing on Zoom.

1. Chairman Koenig Opened the Public Hearing on the Proposed Deed Restriction Change #4 Single Owner Amendment

- **Park Manager Lee Morris** presented a review of the proposed Deed Restriction Change #4 for a Single Owner Amendment, noting that Tri-Par Estates was developed as a mobile home park in which owners purchase the home and property upon which the home is located. Currently there are properties where one individual owns the land, another owns the home, and sometimes the home is also rented. This creates a situation where Tri-Par may only interact with the owner of the land and the property owners are the only individuals that can vote. The proposed amendment would require that the owner of the land and owner of the home be one entity. For voting on this proposed deed restriction change, a ballot will be mailed to each property (land) owner at their mailing address registered with Sarasota County. Completed ballots must be returned by August 9, 2020.
- **April Adkins- 5218 Glen Echo Ave.** – questioned when the ballots will go out and if this proposed amendment had been previously settled. Chairman Koenig noted residents will receive the ballot in the mail and that this has been previously discussed, but it must be voted on to make it official.
- **Judy Doot – 1411 Burning Tree Street** – asked for specifics on the ballot. Lee Morris responded that the ballots will have specific details for the Yes or No vote.
- **Trustee Houchin** noted the reason he purchased in Tri-Par Estates is because he could own all of the property (land and home). Believes it is in everyone’s best interest to vote yes on this ballot.
- **Jan Embree – 5105 Oakland Hills Ave.** – questioned what percentage of votes are needed for the deed restriction change to pass. Lee Morris noted that 51% of the total property owners must vote yes for passage. Question asked, what happens if 51% of property owners don’t vote? Lee Morris responded that the ballot will not pass if 51% of property owners don’t vote yes. Trustee von Holdt stated the majority of resident know that a ballot vote is coming up. Trustee Houchin

questioned if 51% of total property owners or 51% of those that vote is needed for passage and requested that Lee Morris research this to clarify. Jan Embree noted that they purchased in Tri-Par for the same reasons as Trustee Houchin did, which is to own the land and home, and would like to keep it that way.

- **Judy Doot** – 1411 Burning Tree Street – questioned if it is allowable to work together to get the word out regarding the ballots being mailed out and reminding property owners to vote via ballot prior to the August 9th deadline. She is willing to help with contacting residents to vote on this issue. Trustee Legler noted this has been done in the past and is not a problem.
- **April Adkins** – 5128 Glen Echo Ave – noted that some residents may not be aware of the vote needed on the proposed deed restriction change. Some residents may believe this issue has already been settled. She supports the amendment and is willing to work with others to contact residents to vote on the issue. She asked if residents can be notified when clarification is received regarding the number of votes needed for passage of the amendment. Lee Morris noted that clarification on the percentage of votes will be posted on the Community TV Channel and Tri-Par webpage.
- **Trustee von Holdt** asked if any properties will be grandfathered at current status if the amendment is passed. Lee Morris responded this could require a legal opinion.
- **Judy Dugan** – 5307 Beechmont Ave. – questioned if there is time to get an article in the newsletter on this to make more residents aware. Carol Bryant responded yes, there will be an article in the July Newsletter.

ADJOURN THE PUBLIC HEARING

- **Trustee Borman made a motion** to adjourn the Public Hearing.
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.
- The Board Workshop adjourned at 6:20 pm.

This copy of the Minutes of the aforesaid Public Hearing 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.