Tri-Par Estates Park and Recreation District Minutes

Board of Trustees – BOARD WORKSHOP

AUGUST 4, 2026

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

OPENING COMMENTS – Chairman discussed drones not allowed in TriPar. Mentioned keeping Newsletters in the Library for historical purposes only, not to be removed. Stated the need for Compliance Committee members. Considering an ARC committee to serve as oversight for maintaining Deed Restrictions/community standards/Policy & Procedures.

Managers' Report:

Violations –

- CC cancelled until September we need volunteers for the Compliance Committee. Had to cancel due to lack of quorum.

Can not be a spouse or related to a current member of the committee

- In regard to the topic of waiving or reducing fines: When a Fine has been approved by the Compliance Committee, there will be no reversing their decision.
- You should have received an email for feedback on Delinquent Payment/Suspension of amenities/fobs. Pay fine and correct violation before reinstatement of Fob..
- I have heard from numerous homeowners when they receive their violation because they are away for the summer, they will address their violation when they return. In todays day and age there is no reason to have to wait months to comply with an issue while away.
- There are several homeowners I have not written up for violation of Article 7- Property Maintenance - they have dead trees and stumps some have been there for years. I understand in the past this was not addressed but I am now doing so.
- Weeds growing up thru gravel/stone / shell, is a violation under Article 7- Property Maintenance. This will be written up
- Property maintenance needs to be taken care of with a Landscaper while away.

Office new hire

- Hired a new Office Assistant who start soon.
- Office layout is underway. A work surface similar to what you see in a bank will be going in place so staff can provide a more personable interaction with the residents- the current desk surface will be reused for the 'counter top' and desks will be relocated from the back office to the front office as means to save money.
- Phase II – relocating accounting and redesigning the back office to create an environment that is suitable for the needs of an accountant. This will also create privacy and still maintain space for Trustees. The empty accountant space will become a private conference room for meeting with residents, office staff or private meetings as needed.

Maintenance

- Estimates for roof are coming in. Doug and I are reviewing them, and I will compile the numbers for you by Tuesday. Hopefully this can be voted on by the next Board Meeting.
- The maintenance hours have been changed as of Monday August 3rd. Angelo and Mark will be available during office hours from 8 – 2 Monday – Friday - Angelo and will check the amenities in the morning on the weekends and he will be on call as needed.
- Keith will work his regular hours as groundskeeper but will work an extra .5 to an hour to incorporate cleaning the fitness center and miscellaneous cleaning as needed.

Trustee Reports:

Trustee Kormann – Discussed two issues regarding residents that did not apply for permits but have since taken care of the situation. Contractors must be licensed in Florida to do work in TriPar.
Trustee Ward – Shared feedback on visit to Holiday Park. Discussed changes to Maintenance hours Mentioned estimates for the landscaping are still in process. Working on bids for the roof. Mentioned warranty with Bone Dry for roof.
Trustee Wright – Annual Capital equipment audit in August which will be reported to the state. Discussed that Deed Restrictions are issued and signed for when purchasing a home in TriPar.
Trustee LaFortune – Shared news about the picnic and Kitchen Inventory is underway.
Trustee Hunter – The Library will now story Newsletters for historical purposes only. Not to be taken out.
Trustee Marano – Stated the ERT meeting will be cancelled. Discussed ongoing Policy and Procedures updates. Cert Training is in progress.
Trustee Gallagher – Discussed Facebook, violations due to lack of permitting.
Trustee Stanley – Stated a packet will be distributed to the Trustees to review for rates on Storage Lots. Canal should be cleaned and dredged Early August.

PUBLIC INPUT – (Any Topic)

Resident on TriPar **-** wanted to clarify Roberts Rules regarding remote participation / voting
Resident on TriPar – questioned the number of resident/year round residents.
Resident on Pebble Beach asked about draft bylaws being posted on website.
Resident on Boca Raton discussed numbers of TriPar Residents and the Sarasota County records
Resident on Cypress questioned availability or Rec room during Election
Resident on Old Elm questioned the status of the home on Old Elm
Resident on Sea Island - questioned the numbers of year round resident

ADJOURN THE BOARD WORKSHOP

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