Tri-Par Estates Park and Recreation District

**Minutes - Board of Trustees – BOARD MEETING**

**SEPTEMBER 16, 2025**

**TIME:**……………………………………………………………………………………………………………………………………….11:33 a.m.  
**CALL TO ORDER:** ………………………………………………………………………………………………. Chairman Mark Wright  
**ROLL CALL:** Rebekah Thomas  
**PRESENT:** ……….……………….……. Denise Hunter, Jacquelynne Hunter, Gary Kormann, Maureen Lafortune,

Pam Regula, Dan Via, Daryle von Holdt, Doug Ward **ABSENT:**…………………………………………………………………………………………………………………………………….

**ALSO PRESENT:** ……………………………………………………………………………………….…...………………. Dean Chandler

**Chairman Wright opened the Board Meeting.**

**Chairman Wright** asked for a motion to add the storage lot fee to New Business.

* **Trustee Via** made a motion to add the storage lot fee to New Business.
* **Trustee D. Hunter** seconded the motion.
* The motion carried on a unanimous roll call vote.

**Chairman Wright** asked for a motion to add cost for shells in the parking lot to New Business.

* **Trustee D. Hunter** made a motion to add cost for shells in the parking lot to New Business.
* **Trustee Lafortune** seconded the motion.
* The motion carried on a unanimous roll call vote.

**1. APPROVAL OF PRIOR MEETING MINUTES**

* **Trustee Kormann made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on August 19, 2025, and the Special Meeting held on September 10, 2025.**
* **Trustee D. Hunter seconded the motion.**
* The motion carried on a unanimous roll call vote.

**2. FINANCIAL APPROVALS**

* **Trustee Regula presented the Financial Report for August 2025.**
* **Trustee Ward made a motion to approve the Financial Report for August 2025 as presented.**
* **Trustee Kormann seconded the motion.**
* The motion carried on a unanimous roll call vote.

**3. INVOICE APPROVAL**

* **Trustee D. Hunter made a motion to approve payment of Invoice #6306 for $1,666.50.**
* **Trustee Lafortune seconded the motion.**
* The motion carried on a unanimous roll call vote.

**4. PUBLIC INPUT**

**Resident on Tri Par** read from the Deed Restrictions that Tri-Par can build carports on the properties of those not complying with the rules. Chairman responded that it would cost a minimum of $200K, and we might not see that money for a long time.

**Resident on Pebble Beach** 1) Suggested fronting the money in the budget. 2) Wanted to know Signet Pools BBB rating. Chairman responded that Signet Pool is licensed, bonded and insured and was recommended to us. 3) Wanted to know when the next Compliance Committee is. The answer is: October 13.

**5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT**

The violation report was reviewed by the Board. One correction: Address 5228 Kenwood Avenue should be 5305 Kenwood Avenue.

**6. FINE RECOMMENDATIONS**

None.

**7. MANAGER’S REPORT**

1. **Compliance/Violations:**

* We have called and sent out over 40 notifications this month. Some have responded and some have not. The process is moving…
* We have verified current contracts on some of the homes that are over 6 months. Some of the vendors are almost a year behind.
* **Some have listed their homes “For Sale AS IS” but have not sold and have no carport**.

We can discuss how to proceed with these.

* We received from our attorney, corrections to our Policies and Procedures regarding violations and changes we need to make. Pam has been working on the changes. We hope to have something for the next Board meeting. This is in the works.

1. **Office:**

* After much research and investigation, I found “HOA Life” software that we use for our database for violations can be expanded to do **email blast** and **text blast**. This would give us better communication with the residents. We are paying $125 mo. for the violation now. To get the upgrade with email blast and text blast capabilities would be $377 mo.
* We REALLY need everyone’s updated information… email … current phone number and out of the park address.

1. **Maintenance:**

* New Spa has been approved. Signet Pool has received our deposit and is working with Sarasota County to get approval using the permit that is assigned to Holiday Pools. Holiday has not responded after many attempts to get them to release the permit.
* Big Fish ran wiring to the new gate by the new spa; it will be activated when the spa is finished.
* I would like us to do a facelift at our main entrance off Desoto Road. I hope that everyone agrees it needs it. What is the procedure? Suggestions were made to change the color, but that the shrubbery needs to be addressed first.

**Chairman Wright** asked for a motion to add cost for updated HOALife program.

* **Trustee D. Hunter** made a motion to add cost for updated HOALife program.
* **Trustee Regula** seconded the motion.
* The motion carried on a unanimous roll call vote.

**8. UNFINISHED (OLD) BUSINESS**

**Fence on Brae Burn Update:** Gary, Mark, Doug and Daryle and went to look at it. They decided that they could get Keith to spray to kill the weeds, then they could pull the fence back. After this labor-intensive job is completed, an update will be brought to the next Board meeting.

**9. NEW BUSINESS**

**Item 1 – Approve ESA at 1806 Brook Field Terrace**

* **Trustee D. Hunter made a Motion to approve the ESA at 1806 Brook Field Terrace.**
* **Trustee Lafortune seconded the motion.**
* The motion carried on a unanimous roll call vote.

**Item 2 – Approve ESA at 1829 Cypress Point Lane**

**After discussion, it was decided to table this ESA; further clarification is needed.**

**Item 3 – Approve ESA at 1750 Palm Springs Street**

* **Trustee D. Hunter made a motion to approve ESA for 1750 Palm Springs Street**
* **Trustee J. Hunter seconded the motion.**
* The motion carried on a unanimous roll call vote.

**Item 4 – Approve Storage Fee Increase - $30/year**

* **Trustee Kormann made a motion to approve the storage lot fee increase of $30/year.**
* **Trustee Via seconded the motion.**
* The motion carried on a unanimous roll call vote.

**Item 5 – Approve quote for shells for golf cart parking from Baker Landclearing of $4,600.**

* **Trustee D. Hunter made a motion to approve quote from Baker Landclearing.**
* **Trustee Regula seconded the motion.**
* The motion carried on a unanimous roll call vote.

**Item 6 – Approve increased monthly cost of $377 for updated HOALife Program**

* **Trustee Regula made a motion to approve increased monthly cost for HOALife Program**
* **Trustee Kormann seconded the motion.**
* The motion carried on a unanimous roll call vote.

**NEXT STEPS:**

**Trustee Regula** will review Policies and Procedures regarding consequences for residents who don’t abide by the rules.

**Trustee Via** will oversee cleaning out plants at DeSoto entrance and bring ideas for repainting, colors, changing letters, etc. to be voted on next month.

**ADJOURN BOARD MEETING**

* **Trustee Kormann made a motion to Adjourn the Board Meeting.**
* **Trustee Ward seconded the motion.**
* The motion carried on a unanimous roll call vote**.**

**The Board Meeting adjourned at 1:13 p.m.**