

Tri-Par Estates Park and Recreation District

Minutes

Board of Trustees Meeting

May 19, 2020

TIME: 7:04 PM

CALL TO ORDER: Chairman Koenig

ROLL CALL:.....Carol Bryant

PRESENT: In Attendance:Chairman Koenig, Ron Houchin, Toni Borman, Michael Neff,
Laurie Legler, Birdie Bollenbacher, Cynthia Little-Koenig, Dan Via,
Daryle von Holdt

ALSO PRESENT:Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

1. APPROVAL OF PRIOR MEETING MINUTES

- Chairman Koenig asked for approval of the Minutes of Board Meetings for April 21, 2020 and April 30, 2020.
- **Trustee Borman made a motion** to accept the minutes as written.
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

- Trustee Treasurer Legler reviewed the April 2020 Financial Report.
- **Trustee Houchin made a motion** to accept the April 2020 Financial Report.
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.

1A. REVOTE on APPROVAL OF MEETING MINUTES

- Trustee Borman interjected that she did not believe the Motion to Approve the Minutes under Item #1 was done correctly because her motion was only to approve the Minutes of the April 21, 2020 meeting and not the Minutes of the Special Meeting on April 30, 2020. After a brief discussion it was decided to revise the motion and to call another vote.
- **Trustee Borman made a motion to approve** the Minutes of the April 21, 2020 Board Meeting and the Minutes of April 30, 2020 Special Meeting.
- **Trustee Neff seconded the motion.**
- The motion carried on a roll call vote.

3. APPROVAL of INVOICES

- **Trustee Houchin made a motion to approve** the invoices from Persson, Cohen & Mooney in the amount of \$1,113.50 and \$51.60, and the invoice from Adam and Reese, LLP in the amount of \$13,022.75.
- **Trustee Borman seconded the motion**
- The motion carried on a unanimous roll call vote.

4. MEMORANDUM for PURCHASE of REPLACEMENT HVAC UNITS – Clubhouse Rear

- Chairman Koenig reviewed that this purchase is for replacement of HVAC units and referenced the quotes in the board packet. Park Manager Lee Morris noted that at the last Board meeting the Board approved the transfer of \$10,000 to cover these replacement costs. The total expense per the quote will be \$9,995.
- Trustee Borman questioned if the vendor was chosen because they are the best or the least expensive. Chairman Koenig noted that this vendor is local and has done work for Tri-Par before.
- Treasurer Legler asked for clarification from Mr. Morris that the total amount of \$19,500 was approved for transfer at the last meeting. Mr. Morris affirmed that was correct.
- Park Manager Lee Morris noted that different items were reviewed for choice of vendor including price, warranty, a local vendor (in case of emergency), and a reputable equipment manufacturer.
- **Trustee Neff made a motion** to approve the purchase of the HVAC Units for the Clubhouse.
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.

5. APPROVAL of COVERED AREA at POOL

- Chairman Koenig asked Park Manager Lee Morris for details on his memo.
- Mr. Morris gave a summary review of the memo included in the board packets and requested that a vote is needed for either an asphalt shingled structure or a Tiki Hut. Noting that the Tiki Hut is less expensive, cooler and believes the Tiki Hut will be something the residents will be proud of.
- Trustee Houchin referred to previous research by Trustee Via where the recommendation was for a Tiki Hut.
- Trustee Via noted that a survey was completed, and the majority of residents wanted a Tiki Hut. The Tiki Hut is much cooler and the price should be similar to what was quoted last year. Trustee Legler questioned if the size of the Tiki Hut will be 20' x 40'. Trustee Via stated that the size will be 20' x 36' due to the 20' x 40' structure going too far back toward the gate. Trustee Von Holdt asked if there is an overhang on the Tiki Hut. Trustee Via confirmed that there is a 2' to 4' overhang post to post, so it will be bigger.

- **Trustee Von Holdt made a motion** to move forward with approval for the purchase of the shade structure recommendation for a Tiki Hut with a thatched roof and dimensions of 20 feet by 36 feet.
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.
- Chairman Koenig thanked Trustee Via and Trustee Treasurer Legler for their work on this item.

6. SINGLE OWNER AMENDMENT

- Chairman Koenig recognized Park Manager Lee Morris for review of details in his memo regarding the Single Owner Amendment.
- Mr. Morris explained that the Single Owner Amendment would require that within Tri-Par Park the owner of the property (lot) be the same entity as the homeowner on the lot. A ballot will go out to each resident with the question of adding this to the Deed Restrictions for Tri-Par Park and Recreation District.
- Trustee Houchin raised a question about homes that have been sold without the lot, will those be grandfathered. Chairman Koenig noted they would have to be grandfathered. Mr. Houchin asked if we can restrict it so that if the mobile home ever sells it has to be with the lot? Trustee Borman also questioned how you would require the home and lot be sold together, if they were currently separate. Trustee Legler noted that the last line on the proposed amendment to Deed Restriction #4 reads as follows: "Any existing or new mobile home erected on a lot within the District must be owned by the corresponding lot owner."
- **Trustee Borman made a motion** to accept the resolution as written. (Referring to the recommendation in the Memorandum for Proposed Deed Restriction Change #4 Single Owner Amendment, Procedure and Timeline).
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

7. UNFINISHED (OLD) BUSINESS – None

8. NEW BUSINESS

A. STAGE WALL

- Park Manager Lee Morris reviewed a memorandum recommending construction of a Feature Wall across the stage to repair and refinish this area after recent work in the stage wall area. Request is for an estimated \$1,900 be used for these improvements and the funds are available in the capital budget account.
- Mr. Morris showed a sample of the wood to be used for the feature wall. Board members discussed this being an in-house project and the possibility of the new wood feature going beyond the stage area to include the rest of the wall in each direction and possible additional costs.

- **Trustee Borman made a motion** to approve the refurbishment of the stage wall with the cost not to exceed \$2,500.
- **Trustee Via seconded the motion**
- The motion carried on a unanimous roll call vote.

B. SETTLEMENT AGREEMENT – Case No. 2016-CA-4724 Tri-Par vs. Crary

- Park Manager Lee Morris referred to his memorandum regarding a Settlement Agreement for Case No. 2016-CA-4724 Tri-Par vs. Crary. Mr. Morris read his Memorandum regarding the Settlement Agreement.
- **Trustee Borman made a motion** to accept the Settlement Agreement.
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

9. PUBLIC INPUT

- Chairman Koenig opened the meeting for public input.
- Dale Funkhouser – 5226 Tri-Par Drive – noted new web page looks nice. Commends those who worked on the legal case noted in new business. Appreciates Trustees and staff for extra efforts required due to Covid-19 restrictions. Raised a question regarding property owners having to construct a paved parking area within 6 months, and how many residents are within these regulations?
- JJ Jurdak – 1848 Innisbrook Lane – would like to know results of survey referenced for Tiki Hut. Believes \$40,000 is too much to spend for the Tiki Hut. Very disappointed in the vote by the Board for approval of the Settlement Agreement without discussion. Mr. Morris noted that the Tiki Hut will go out for bid and the amounts budgeted were approved by the Board in the Capital outlay projects.
- Trustees von Holdt, Houchin, Legler spoke regarding the vote on the Settlement Agreement.
- Trustee Borman asked for individuals to donate to the Sun Coast Blood Bank.
- Trustee von Holdt reminded residents regarding safety and ensuring your property is locked and secured. Trustee Houchin recommends using an outside night light for safety reasons.
- Park Manager Lee Morris noted the new website at Triparpark.org has gone live. Please check it out. Lots of information on the new site. It is also ADA compliant.

10. ADJOURN THE BOARD MEETING

- **Trustee Borman made a motion** to adjourn the Board Meeting
- **Trustee Via seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Meeting adjourned at 7:47 pm**

This copy of the Minutes of the aforesaid Meeting of the Board of Trustees of Tri-Par Estates has been transcribed and is awaiting adoption by the Board of Trustees at the next called meeting of the Board.