

# Tri-Par Estates Park and Recreation District

## Minutes

### Board of Trustees - WORKSHOP

September 21, 2020

**TIME:** ..... 6:31 PM  
**CALL TO ORDER:** ..... Chairman Koenig  
**INVOCATION:** ..... Michael Neff  
**PLEDGE OF ALLEGIANCE:** .....All  
**ROLL CALL:**.....Carol Bryant  
**PRESENT: In Attendance:** .....Chairman Koenig, Toni Borman, Michael Neff, Daryle von Holdt  
Birdie Bollenbacher, Laurie Legler, Cindy Little-Koenig, Dan Via  
**Absent:** ..... Ron Houchin  
**ALSO PRESENT:** .....Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

**OPENING COMMENTS** – Chairman Koenig opened the workshop and noted the meeting is broadcast on Channel 195. Carol Bryant reviewed the information for viewing/calling in via Zoom.

#### 1. DISCUSS POLICY and PROCEDURE UPDATES for FINES and SUSPENSIONS

- **Park Manager Lee Morris** noted that these updates to policy and procedures are required due to changes made to our enabling act. Lee reviewed the sections of the Policy and Procedure Manual to be discussed:
  - 5.33 Violations of Deed Restrictions for Condition of Property
  - 5.34 Fine Levying Procedures and Suspensions
  - 5.34.1 Fine Schedule
  - 5.35 Lien Processing for Deed Restrictions
- Discussion centered on levying fines and suspensions for failure of residents to comply with the Deed Restrictions and Rules or Regulations. Steps for addressing violations are followed by Park Manager and Trustees. If residents fail to correct violations the property can be presented to Board of Trustees for Fines and Suspensions. Board votes on levying fines and the Compliance Committee conducts a hearing with the individual in violation to review circumstances and the Committee then confirms or rejects the fine or suspension. Public can attend the Committee hearing; Board does not have to be present at the Committee hearing. If a fine is not paid, rights to use common areas or facilities may be suspended up to 10 days for each violation. The fee schedule includes violations from \$25/day up to \$100 per day/per occurrence. Liens can only be filed against a property when charges are incurred by Tri-Par for services to a property required in accordance with deed restrictions.
- **Lee Morris** noted that these proposed revisions are a working copy and asked that the Board make suggestions for further changes. A Public Hearing will be held on Wednesday, September

30, 2020 at 10:00 AM in the Clubhouse for further input from the public on these Policy and Procedure updates. There will be no public in-person participation at the Public Hearing. Participation for this hearing will only be via Zoom. It will also be broadcast on Community Channel 195.

- **Chairman Koenig** asked that when these policies and procedures are finalized and voted on that copies are provided to the members of the Compliance Committee and the members of the Policy and Procedure Committee.

## **2. DISCUSS POLICY and PROCEDURE UPDATES for LOCK-UP and NIGHT CLOSING**

- **Chairman Koenig** stated that this policy and procedure update has been reviewed previously and will be put to a vote at the Board Meeting.
- **Trustee Legler** noted that Policy and Procedure Committee members have reviewed this with no further changes.

## **3. INFORMATION from SARASOTA COUNTY TRAFFIC UNIT – TRI-PAR DRIVE SPEED DATA**

- Chairman Koenig reviewed the information from Sarasota County Sheriff's Office in reference to speeding on Tri-Par Drive. Data for those speeding included 35 cars at 35 mph, 20 cars at 40 mph, 12 cars at 45 mph or more with highest speed at 51 mph. Sgt. Lutz recommended conducting another study in late Fall or Winter and also that we might want to hire a marked car and a patrol officer to write tickets to offenders.
- Trustee Legler asked if rumble strips are out of the question? Chairman Koenig noted that speed bumps have been pursued and cannot be used, but not sure about rumble strips. Chairman Koenig recommended no further action at this time, with the possibility to address this again in January or February when more residents are back.

## **4. NEW BUSINESS**

- **Lee Morris** reviewed policy and procedures/rules and regulations prohibiting political signage in resident yards. Mr. Morris noted that in the past courts supported enforcement, but that over the years the court system has changed giving more support of 1<sup>st</sup> Amendment Rights of Free Speech. Asked board to consider putting a hold on enforcement of political signage regulations for a period of 50 days so that we can re-visit the rules and regulations and have time to work on them to see what the will of the Board is and to have more input from residents. We want to move in a positive direction for Tri-Par.
- **Chairman Koenig** noted that the Board is looking out for the residents of Tri-Par and does not want to break rules or regulations. Want to make sure there are no further court cases.
- **Trustee von Holdt** raised concerns regarding residents picking and choosing which deed restrictions they follow and improper flag etiquette. Noting that the community is divided and we need more unity.
- **Trustee Legler** stated that when the Policy and Procedure working group returns the political signage policy will be one of the first items to be looked at for possible changes.
- **Chairman Koenig** stated that change is hard. A policy and procedure may have been right five or ten years ago, but it may not be right today. The Board needs to do the right thing for Tri-Par Estates and the residents.

- **Trustee Neff** stated he is in favor of enforcing our rules and regulations, however, he supports the suspension to ensure we do not get involved in a court situation.
- **Trustee Legler** asked for clarification on the possibility of chairs being put out at the pool on Monday, September 28<sup>th</sup> with 14 loungers and 6 chairs. Can more chairs be put out and can the date be moved up sooner than September 28<sup>th</sup>? Chairman Koenig responded that these numbers may be enough and we would like to start with these. Mr. Morris noted that the 14 and 6 were a number to start with due to maintenance staff having to do so much increased cleaning due to the coronavirus. The change taking place on Monday the 28<sup>th</sup> gives time to prepare the chairs. The number of chairs may be increased in the future.
- **Trustee Borman** noted that the Maintenance Staff is doing a great job!
- **Chairman Koenig** reminded residents that with daylight fading the pool will have to be closed at 8:00 PM starting September 28<sup>th</sup>. Mr. Morris noted that on November 1<sup>st</sup> when Daylight Savings ends the pool will have to close at 7:00 PM. Quotes for lighting at the pool are in process and should come before the Trustees for a vote at the next meeting.
- **Trustee Legler** asked about Tri-Par Coffees being held in October; will there be two coffees? Trustee Bollenbacher noted there will only be one coffee in October on the 3<sup>rd</sup>. At the coffee on the 3<sup>rd</sup> residents will be asked if they are interested in coming to a dinner on October 23<sup>rd</sup> for Oktoberfest.

#### 5. PUBLIC INPUT - None

#### 6. ADJOURN THE BOARD WORKSHOP

- **Trustee Borman made a motion to Adjourn the Board Workshop.**
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Workshop adjourned at 7:13 pm.**

*This copy of the Minutes of the aforesaid Workshop 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.*