

Tri-Par Estates Park and Recreation District Minutes - Board of Trustees - MEETING

JUNE 15, 2021

TIME: 7:00 PM

CALL TO ORDER: Chairman Koenig

ROLL CALL: Carol Bryant

PRESENT: In Attendance:Chairman Koenig, Ron Houchin, Cynthia Little-Koenig, Mary Ann Upton,
Daryle vonHoldt, Dan Via

Absent:..... Toni Borman, , Laurie Legler, Michael Neff

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

OPENING COMMENTS – Chairman Koenig opened the meeting and Carol Bryant reviewed the information for viewing via Zoom.

1. APPROVAL OF PRIOR MEETING MINUTES

- **Trustee Upton made a motion to approve the Minutes of the May 18, 2021, Board of Trustees Workshop and Board of Trustees Meeting,**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

- Chairman Koenig reviewed the May 2021 Financial Report.
- **Trustee Houchin made a motion to accept the Financial Report for May 2021.**
- **Trustee Upton seconded the motion.**
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL

- **Trustee vonHoldt made a motion to approve and pay the Invoice from Persson, Cohen & Mooney, P.A. in the amount of \$1,598.20**
- **Trustee Little-Koenig seconded the motion.**
- The motion carried on a unanimous roll call vote.

4. ADOPT CHANGES to POLICY & PROCEDURE 5.05 – POOL and SPA

- Lee Morris noted there was one minor change made to the procedure since the discussion at the last meeting, which increased the guest number from four to six.
- **Trustee Little-Koenig made a motion to adopt the proposed updates to rules and policy item 5.05 – pool/spa/deck/patio in the Policy and Procedure Manual.**
- **Trustee Upton seconded the motion.**
- The motion carried on a unanimous roll call vote.

5. APPROVAL of ELECTRICAL INSTALLATION at the TIKI HUT

- Lee Morris reviewed the need for electrical installation at the Tiki Hut and the request to award the project to Lantern Electric. Chairman Koenig noted that \$5,000 was appropriated for this project.
- **Trustee Little-Koenig made a motion to approve the electrical installation at the Tiki Hut and award the project to Lantern Electric in the amount of \$4,300.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.
- Trustee vonHoldt asked when this project will be done. Lee Morris stated they have been asked to complete this in mid-July.

6. APPROVAL of REVISIONS to the ELECTIONS and COMPLIANCE COMMITTEE POOL

- Chairman Koenig noted this is the Committee the State required Tri-Par to implement. Trustee Upton was on this Committee and cannot serve on both the Board and the Committee. Dianne Bolyard has volunteered to serve on the Committee.
- **Trustee Houchin made a motion to remove Mary Ann Upton from the Compliance/Election Committee and appoint Dianne Bolyard (Toni Borman's nominee for the Committee) to the Compliance/Election Committee.**
- **Trustee Via seconded the motion.**
- The motion carried on a roll call vote. Trustee Upton abstained.
- Trustee Houchin asked if Trustee Upton would provide a nominee for the Compliance/Election Committee to bring the number of members on the committee to nine. It was noted that Dianne Bolyard took Mary Ann Upton's place on the committee as the ninth member. No further action is necessary.

7. APPROVAL of COLLECTIONS PROCESS for PAST DUE FINES and SERVICE CHARGES

- Lee Morris reviewed the process for Tri-Par fining residents or needs to bill them for work done at their property. Per the legislature, Tri-Par cannot file a lien on a property for an unpaid fine. Other avenues need to be looked at for collecting those monies, as necessary. Would like to be able to reserve the right to send those items to collection or utilize our district attorney to assist with the collection of those funds for Tri-Par. Chairman Koenig noted this is something the Board will be notified on before it is done.
- **Trustee Houchin made a motion to approve the utilization of Collection Agencies and/or our Special District Attorney to collect monies owned to Tri-Par, with collections initiated at the discretion of the Park Manager and with the concurrence of the Chairman.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

8. UNFINISHED (Old) BUSINESS

- **Trustee vonHoldt** encouraged residents to ensure they get building permits from the Tri-Par Office and if required from Sarasota County. Sarasota County is looking into work previously done without a permit. A case was discussed of a resident that did work at their home at Tri-Par several years ago and is now being contacted by the County for a hearing due to their lack of an appropriate permit.

9. NEW BUSINESS

- **Lee Morris** reviewed the need for a software tracking system to be used for deed restriction violations. Software systems have been researched and the system will be \$1,495 per year, with a one-year commitment that does not have to be renewed. Because this purchase is under \$2,000 it is advisory only and does not require a vote by the Board. Chairman Koenig asked when reports would

be updated. Lee noted reports will be sent out to the Board members with the weekly Park Manager report and also at the monthly Board Meeting there will be a new section on the agenda that will report on the status of monthly deed restriction violations. Chairman Koenig noted his support for this new system.

10. PUBLIC INPUT

- **Gary Wilson** – 4714 Tri-Par Drive – asked to see what a deed restriction violation tag looks like. Lee Morris stated he would give Mr. Wilson one after the meeting. Mr. Wilson voiced his hope that we are not getting nit-picky. Helping people vs issuing violations was discussed. **Lee Morris** responded that when he arrived at Tri-Par there was a common complaint from residents that there was a lot of nit-picking going on and uneven enforcement of the rules and regulations. Ron Houchin Deed Restrictions Trustee and Daryle von Holdt Security Trustee have helped make sure we enforce evenly and we enforce the things that are important. It takes a dedicated effort to keep a park the size of Tri-Par looking good. It has to be done every week or things slide into disrepair. Of the 872 homes in Tri-Par there are approximately 50 homes, on a rolling average, that have issues.
- **Trustee vonHoldt** explained that when he is out riding around the park at night and sees someone parked on the grass, he puts a green tag on their windshield noting this is a violation. This avoids confrontation and everyone adheres to it.
- **Trustee Upton** gave a reminder that the next Saturday Coffee will be July 17th.

11. ADJOURN THE BOARD MEETING

- **Trustee vonHoldt 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: 27 p.m.**

This copy of the Minutes of the aforesaid Meeting 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.