

Tri-Par Estates Park and Recreation District Minutes  
Board of Trustees – BOARD WORKSHOP  
MAY 5, 2026

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

**OPENING COMMENTS** – Board Chair Regula opened the Workshop.

- Welcomed residents and thanked them for attending. Mentioned may move workshop back to day time as most attends are at the day time meeting anyway. Will keep two meetings but both may be during the day. To be determined.

**District Manager’s Report:**

**Compliance/Violations:**

Park is split into 3 sections for inspection now. 8 violations were issued. Many prior violations are now in compliance as they receive notification. 4 MH Liquidities homes are currently being removed as we speak

Compliance committee meeting is tomorrow 5 homes are listed for review

**Office**

Board received email from Precious Jewels attorney regarding sign on 301 being removed. They will put up their own sign. TriPar has 14 days to retrieve TriPar sign/solar lights etc. We will look into getting a sign.

Special Board Workshop to discuss Flea Market & Scrap Operation, Andy our attorney will conduct the meeting, and it will be on zoom

Water Restrictions are still in effect.

Summer projects in the office will begin. Updating policy & procedure/deed restrictions, files to clean up/shred

HOAlife email is working however the email recipient is to work through update on their platform to receive HOAlife emails

**Maintenance**

Hours will be changing to accommodate later day time presence

## Trustee Reports:

**Board Chair Regula** – ESA applications will be approved by two trustees rather than at a board meeting. Deed restrictions and violation reports will also be reviewed by two trustees as well to save time at the meetings and paper too.

**Trustee Kormann** – Residents were ticketed by Raphael for doing work without a permit. Suggests hiring someone to oversee the pool in season. Signs should be changed.

**Trustee Wright** – absent

**Trustee Ward** – Signs for pool will be reviewed and updated by next season. The sign on 301 is coming down – anyone trespassing will be arrested. Will send an email to the County about TriPar signage on 301. Pool ladder replacement is in process. Submitted pictures and measurements. Awaiting cost.

**Trustee Lafortune** – Questioned if TriPar had permission to put up solar lights on 301 sign. Memorial Day picnic date and ticket price were discussed. Mentioned scrap collection process: due to liability issue this is under review.

**Trustee Hunter**- We now have 69 new large print books in the library.

**Trustee Marano** – Mentioned attending the Saturday coffee to show support for acquiring a generator. CERT rep will be in attendance – he is vital to obtaining a generator. Discussed adding a waiver to our application process: automatically waive any right to any indemnification or anything if you get injured by breaking the rules.

**Trustee Gallagher** – Still under water restrictions – alternative to pressure washer – Wet N Forget for mold remediation. Pavers were placed on shell by pool/spa at residents' request.

**Trustee Stanley** – Canals on schedule to be dredged within 3 to 6 mos. per Sarasota County – Storage Lot inspection found 7 non compliant rentals. After notification – 3 have addressed the non-compliance.

## Old BUSINESS

Resident wrote regarding carports: If TriPar replaces/ repairs – cost is added to the resident's property tax bill. Another resident submitted concerns about carport being non-conforming per the by-laws. Trustee Kormann commented on the possibility of shortening the length of carports in the Deed Restrictions.

## NEW BUSINESS

- NONE

## PUBLIC INPUT – (Any Topic)

**Resident on Boca Raton** - Commented on pool rules – lack of enforcement – babies in hot tub – agrees with hiring someone for the summer.

**Resident on Cypress Point** – Questioned if a grant would pay for the generator and how much would it cost the residents if at all.

**Resident on TriPar** – Requested clarification on permits for leaks requiring a plumber. Resident stated she didn't want to see TriPar become so stringent with the rules that people do not want to live here.

**ADJOURN THE BOARD WORKSHOP**

- Trustee Kormann made a motion to Adjourn the Board Workshop.
- Trustee Marano seconded the motion.
- The motion carried on a unanimous roll call vote.

Meeting was adjourned at 7:56 p.m.

  
Maureen LaFortune  
Secretary

**SECRETARY:**