

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

July 21, 2026

TIME:..... 10:00 a.m.
CALL TO ORDER:..... 1st Vice Chair Kormann
ROLL CALL: Dianne Searight
PRESENT:..... Gary Kormann, Doug Ward, Maureen LaFortune
..... Mark Wright, Jerry Gallagher, J. Hunter
ABSENT: Pam Regula, Tami Marano
REMOTE ATTENDANCE: Bud Stanley
ALSO PRESENT..... Dean Chandler, District Manager

Trustee Kormann opened the Board Meeting

Managers' Report

COMPLIANCE/VIOLATIONS

- 1) On Tuesday and Wednesday Jerry and I did the site inspections. We had 23 violations. Most of those were landscaping, weeds growing through the shell or rock and tall grass. No new final violations that we need approval on.
- 2) We emailed Craig Crary his records request and will see if he is open to meeting prior to the August 5th Compliance Committee meeting.
- 3) We received documentation from Sarasota County stating that the home on 1660 Old Elm has been approved and issued the permit to set their home. However, it does not look like it will fit. Gary has the latest update.
- 4) We found the missing piece from where the park approves a permit and there is no follow-up that the job was done according to the Deed Restrictions. It is already on the application as a final approval. To make to clearer we are going to make this final inspection **"approved or not approved"** on the actual permit instead of the application.

OFFICE:

- 1) Barbara, Pam and I signed the write up on Barbara. Starting Monday, July 13, 2026, there were several changes I made in the office. (see attached)
- 2) We had a hard wire run over to the computer for Zoom. Hoping this will improve the quality and stability of the Zoom calls.

MAINTENANCE:

- 1) Keith is out of town, and Angelo is filling in for him and doing the lock ups.
- 2) Angelo is working on the water supply lines and the electricity for the Desoto Entrance. Looks like rainy may be here and we can get the entrance looking good.
- 3) Doug is getting the bids as they come in on landscaping the Desota entrance and the roof.
- 4) Pool ladder should be here and installed next week.
- 5) Someone was locked in the restroom by the Spa pump room. The fire department pried the door open and ruined it. We are replacing it at a cost of over \$700. This was a vendor for someone in the park. Do we want to change access by using a FOB and it be residents and guest or continue allowing outside people to have the code that changes? Need to discuss at next workshop... thoughts?

As of July 13, 2026, Dianne Searight was officially promoted from Administrative Assistant to Office Manager.

She will be changed from hourly to salary. This salary is based on a minimum 35-hour work week. (8am – 3pm) Monday – Friday. Any time worked over the 35 hours would need to be approved by the District Manager.

As of July 13, 2026, Barbara Baker's role was officially changed from Accounting Bookkeeper/Office Manager to Accounting Bookkeeper, and her hours will be changed to 20 hours per week. (8am – 12:00 noon) Monday – Friday. Any time worked over the 20 hours would need to be approved by the District Manager. These changes will not create a change to the budget.

Also, we are interviewing for an Administrative Assistant position (20-25 hours a week).

Karen and Maria were hired as receptionists to answer the phone and help with customer service. With new technology we can have calls directly routed to the intended recipient. To have an consistent, efficient work flow a 5 day/wk schedule is required, with a strong, broad computer skill set.

Trustee's Reports

Trustee Hunter – stated that duplicate books are available - no need to return them

Trustee Marano – n/a

Trustee Stanley – reported that the canals are scheduled to be dredged 8/1/2026

Trustee Gallagher – discussed Facebook and changes making it available only to residents of TriPar

Trustee Korman – discussed noncompliance of 1660 Old Elm, county is aware.

Trustee Wright – review status of CDs, meeting with vendor to investigate potential options for reinvesting. Will be reviewing QuickBooks quarterly.

Trustee Ward – stated pool ladder being installed today. Bids for roof are underway. Ou

Trustee LaFortune – mentioned the Labor Day picnic

Trustee Regula – n/a

1. APPROVAL OF PRIOR MEETING MINUTES

- Trustee Wright made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held in June 2026
- Trustee Hunter seconded the motion.
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

- Trustee Wright presented the financial reports for June 2026
- Trustee Ward made a motion to approve the Financial Report for June 2026 as presented.
- Trustee Gallagher seconded the motion.
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL - **NONE**

- Trustee XXXXX made a motion to approve the
- Trustee XXXXXX seconded the motion
- The motion carried on a unanimous vote.

PUBLIC INPUT

Resident on Cherry Hill- questioned a trustee about permits, commented on storing kayaks.

Resident attending via Zoom – Expressed thanks to all in the community that reached out during his health challenge. He questioned and wanted verification of a rumor he heard regarding the Board Chair's authorization of a home being placed in TriPar without proper permits in place and also discussed a Trustees non compliance with deed restriction regarding his carport and having brought this up at an earlier meeting, wanted to know if this has been looked into and what the status is.

5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT- **NONE**

6. FINE RECOMMENDATIONS - **NONE**

7. UNFINISHED (OLD) BUSINESS

- Request to waive fine for carport – denied not in our Deed Restriction, Policy, Procedure. Never done. Not fair to other residents who have paid their fines for same violation
- Revisions to Policies 5.03 5.04 5.05 5.07 5.08 to Attorney for review

8. NEW BUSINESS

VOTE - District Manager Annual Review

- Trustee LaFortune made a Motion to Approve the District Manager Annual Review
- Trustee Wright seconded the motion.

The motion carried on a unanimous roll call vote

ADJOURN BOARD MEETING

- Trustee Wright made a motion to Adjourn the Board Meeting.
- Trustee Gallagher seconded the motion.
- The motion carried on a unanimous roll call vote.

The Board Meeting adjourned at 10:52 a.m.

SECRETARY: _____