

**Tri-Par Estates Park and Recreation District**  
**Minutes - Board of Trustees – BOARD MEETING**  
**APRIL 15, 2025**

**TIME:**.....11:19 a.m.  
**CALL TO ORDER:** ..... Chairman Mark Wright  
**ROLL CALL:**..... Rebekah Thomas  
**PRESENT:** ..... Denise Hunter, Gary Kormann, Maureen Lafortune, Pam Regula,  
Dan Via, Daryle von Holdt  
**ABSENT:**..... Jacquelynne Hunter  
**ALSO PRESENT:** ..... Bob Cady, Park Manager

**Chairman Wright opened the Board Meeting** reminding everyone that there is an open seat on the Board. Applications will be accepted until April 30.

**1. APPROVAL OF PRIOR MEETING MINUTES**

- **Trustee Kormann made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on March 18, 2025.**
- **Trustee D. Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

**2. FINANCIAL APPROVALS**

- **Trustee Regula presented the Financial reports for March 2025.**
- **Trustee Via made a motion to approve the Financial Report for March 2025 as presented.**
- **Trustee D. Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

**3. INVOICE APPROVAL**

There were no invoices to approve.

**4. PUBLIC INPUT**

**Resident on Tri-Par** asked how much money is in the money market account? The answer is: \$602,370. He suggested we should be getting 4% interest.

**Resident on Pebble Beach** inquired about the consultant agreement. Chairman Wright responded that as a consultant, Bob could continue to send out letters and other necessary duties remotely for a smooth transition until a permanent Park Manager is hired.

**5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT**

**Chairman Wright had Trustees review the violation report.** Park Manager said there were 15 violations; 10 with first offense and 5 with second offense.

**6. FINE RECOMMENDATIONS**

- **There are no fine recommendations for violations this month.**

**7. MANAGER’S REPORT**

- Sent 113 letters to residents (after 6-month grace period) asking for copies of contracts to avoid another letter in two weeks. If a resident receives a third letter, they’ll be asked to appear before the Fines Committee and could be fined \$100/day, up to \$1,000 until work is completed.

- The Attorney has been asked to start litigation against Holiday Pool if no action is taken by the end of this week.
- USA Fence has ordered the posts, and they hope to finish this week.
- Park Manager is working with Big Fish regarding a new possibility for cameras online.
- The gym equipment has been updated including a new NuStep T6 installed.
- The new flagpole will be installed soon.
- The Tiki Hut was rethatched, and after 30-45 days will be fire-proofed.
- There is NO LOAN. In my presentation, a discussion of a loan was purely theoretical.

## **8. UNFINISHED (OLD) BUSINESS**

None.

## **9. PUBLIC HEARING**

### **Item 1 – Resolution to Adopt 2025-26 Assessment**

- **Trustee Lafortune made a Motion to Approve the Resolution to Adopt 2025-26 Assessment.**
- **Trustee Regula seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 2 – Resolution to Adopt 2025-26 Budget**

- **Trustee vonHoldt made a Motion to Approve the Resolution to Adopt 2025-26 Budget.**
- **Trustee Lafortune seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **10. NEW BUSINESS**

### **Item 1 – Rescind Renaming of Tiki Hut**

- **Trustee Via made a Motion to Approve Rescinding the Renaming of the Tiki Hut.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a split (7-1) roll call vote.

### **Item 2 – Quote for New Pool Gate FOB (and FOB for Putt-Putt Storage Cabinet)**

- **Trustee Via made a Motion to approve the request for Flea Market funds to get a new pool gate FOB and a new Putt-Putt FOB for a total of \$4,822.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a split (7-1) roll call vote.

### **Item 3 – Quote for Cameras to Replace Cable Channels**

- **Trustee Kormann made a Motion to approve the quote for cameras to replace cable channels.**
- **Trustee D. Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 4 – Emotional Support Animal – 1628 Old Elm Street**

- **Trustee vonHoldt made a Motion to approve Emotional Support Animal at 1628 Old Elm Street.**
- **Trustee Regula seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 4 – Quote for Tiki Hut Fire-Proofing**

- **Trustee Via made a Motion to approve the quote for Tiki Hut Fire-Proofing**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **TRUSTEE INPUT**

**Trustee Via** reviewed the Trustee responsibilities. Trustee Regula will take over Treasurer, and Chairman Wright will add audio/video/TV. Otherwise, the responsibilities will remain the same.

**Trustee D. Hunter** said that according to Policies & Procedures, Section 3.2.1, job description #7, all signed contracts must be approved by the Board of Trustees. Chairman Wright said he would call a Special Board Meeting to vote on the contract.

**Trustee vonHoldt** announced that he has a contact who might be able to take care of the parking lots if they could get enough volunteers to help. It could take place in November.

## **ADJOURN BOARD MEETING**

- **Trustee vonHoldt made a motion to Adjourn the Board Meeting.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

**The Board Meeting adjourned at 12:12 p.m.**