

Tri-Par Estates Park and Recreation District

Minutes

Board of Trustees - WORKSHOP

OCTOBER 20, 2020

TIME: 6:30 PM
CALL TO ORDER: Chairman Koenig
INVOCATION: Michael Neff
PLEDGE OF ALLEGIANCE:All
ROLL CALL:.....Carol Bryant
PRESENT: In Attendance:Chairman Koenig, Ron Houchin Toni Borman, Michael Neff,
Laurie Legler, Birdie Bollenbacher, Cindy Little-Koenig,
Dan Via, Daryle Von Holdt
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 on Zoom.

1. **FINES and SUSPENSIONS POLICY and PROCEDURE – Final Version**

- **Trustee Houchin** noted that these changes ensure that any fines and suspensions are not a Board decision. This creates a check and balance system. It was well thought out, is legal and helps us have an even hand towards issues at Tri-Par.
- **Chairman Koenig** reviewed the specific changes to the fine schedule, including changes to parking violations, addition of building permit violations, clarification on “other violations” and that maximum fines of \$1,000 are per occurrence. Chairman Koenig asked for any public input.
- **Gary Wilson** – 4714 Tri Par Drive – Asked if a printed copy of the updated policies and procedures will be available at the meeting. Chairman Koenig stated that they are not available tonight, but you can pick it up tomorrow in the office.
- **Trustee von Holdt** – stated he was glad to see the addition of building permit violations. Noting that building permits from Tri-Par are free. Trustee von Holdt stated he is here to help with the permit process. Please call him if you have questions.
- **Trustee Legler** asked Chairman Koenig to provide details on the Compliance Committee members and how they were appointed. Chairman Koenig explained that the Committee members were asked to volunteer, they have to be owners in the park. There are nine members in the Committee member pool. The Board voted at a previous meeting to appoint them to the Committee. Five out of the nine members will rotate when a meeting is needed. The Committee was established due to a State requirement. Dale Funkhouser asked if the list of Committee Members is on the Tri-Par webpage. Mr. Morris noted the list is not yet on the website, once the procedure is finalized it will be available. Chairman Koenig requested that

Carol Bryant ensures that all members of the Compliance Committee get a copy of the updated procedures once they are adopted by a Board vote.

2. TIKI HUT QUOTES

- **Trustee Via** reviewed the process for the Tiki Hut quotes. Three bids were received:
 - **Seminole Tiki Huts - \$22,600**
 - **Big Kahuna Tiki Huts - \$25,240**
 - **Big Cypress Tiki Huts - \$31,540**

Pictures of the different tiki huts presented in the bids were shared with those in attendance for public viewing. Trustee Via noted that the Big Kahuna cost is higher than Seminole but the overall construction is superior. Mr. Morris noted that Big Kahuna is the only vendor that had insurance in place when they filed their proposal. Trustee Houchin stated that Trustee Via has done a tremendous amount of work investigating the companies that have submitted bids. It is clear that Big Kahuna does a superior job and the quality is better. Trustee von Holdt confirmed that he originally was leaning toward Seminole, but since actually seeing a hut constructed by Big Kahuna it is clear they should do the work for Tri-Par. Trustee Legler reviewed visits to Stottlemeyer's Smoke House and Venice Isles Estates where Big Kahuna has built Tiki Huts. Both are impressive and Big Kahuna does a great job. Chairman Koenig thanked Trustees Via, von Holdt and Legler for their work on this project.

- Dale Funkhouser – 5226 Tri-Par Drive asked for the overall dimensions on the Tiki Hut. Trustee Via stated 20' x 36.
- Bob Bass – 1775 Old Elm asked if there will be a warranty for the Tiki Hut and if the plants are natural or man-made? Trustee Via stated the plants are natural and there is no warranty. The plants last between five to eight years. Trustee Legler noted that Venice Isles has had their Tiki Hut for 12 or 13 years. Trustee Borman noted that Mote Marine Laboratory has had their Tiki Hut for 24 years. Trustee Legler noted that they include a fire retardant when the Tiki Hut is originally built and that lasts five to eight years. Mr. Bass stated it seems strange not to have a written warranty to go with an item costing \$20,000 or \$30,000. Mr. Bass believes a warranty should be included. The Big Kahuna Tiki Hut is rated for 165 mph winds.
- Gary Wilson – 4714 Tri Par Drive – noted you could go back to the company and ask for a warranty. Chairman Koenig noted that in the tiki hut industry here in Florida, they can't warranty anything. It is different than getting a warranty for a vehicle that may break down. Trustee Via noted that if the Tiki Hut is damaged we have insurance to cover that.

3. NEW BUSINESS

- **Trustee von Holdt** spoke about lawn care in Tri-Par, noting that total lawn care needs to be done at your home. This should include the whole lawn, shrubs, plants, edging, trim and trees. If you are not here, ensure your lawn care provider is taking care of all of your property. Lee Morris noted that especially during the summer months landscapers aren't doing a complete job. We will need to write violations if yards are not maintained. Chairman Koenig stated it is more than just lawn care, it includes maintenance around the home. Mr. Morris stated that homes need to be power washed to remove the green algae. We are here to help and want to work with homeowners so they don't have to be fined. Property owners need to be proactive and care for their property. Trustee von Holdt noted that this is about community and making it look nice.

4. PUBLIC INPUT

- It was noted there will be no public input via Zoom during this meeting.
- **Mary Ann Upton** – 4779 Tri Par Drive – reviewed the continuing issues and poor conditions with the drainage ditch behind her yard. She has contacted the County and asked the Board if they would help by also contacting the County. Mr. Morris stated that Tri-Par has recently been re-districted in the County and we have a new County Commission, Chris Ziegler. Mr. Morris will contact Mr. Ziegler. Trustee von Holdt noted he recently viewed that drainage ditch and it needs attention as soon as possible and also needs to be maintained on a regular basis. Trustee Borman stated she lives in the same area and has also seen the drainage ditch. It is having a negative impact on the area with snakes, rodents, etc. She appreciates the efforts to request that it be dealt with immediately. Chairman Koenig asked Mr. Morris to contact the County to address this issue.

5. ADJOURN THE BOARD WORKSHOP

- **Trustee von Holdt made a motion to Adjourn the Board Workshop.**
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Workshop adjourned at 7:05 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.