

Tri-Par Estates Park and Recreation District

Minutes - Board of Trustees – BOARD MEETING

JUNE 16, 2026

TIME: 10:00 a.m.
CALL TO ORDER: Chairman Pam Regula
ROLL CALL: Dianne Searight
PRESENT Gary Kormann, Maureen Lafortune, Pam Regula, Mark Wright
..... Tami Marano, Jerry Gallagher, J. Hunter
ATTENDING REMOTELY Bud Stanley
ABSENT Doug Ward
ALSO PRESENT Dean Chandler, District Manager

Chairman Regula opened the Board Meeting – Stated Trustee is attending remotely but would not be able to vote if a vote were to take place, per Florida statutes.

Managers' Report –

Shared information on the 2026 Florida Association Special District Conference:

SUNDAY

Ethics Training

- Sunshine Law – As manager I should not ask what other trustees think about an issue. I don't believe I have done this but listen to your concerns and thoughts individually.
- Public Records – Chapter 119 - They are open and available and do not have to be requested in writing. They can be requested orally. There are set fees for copies and time charges. There is a retention manual for required time that we must retain the records. All documents can be scanned with all information but must be redacted for personnel information when public records are requested. Purge records frequently. Example was someone asking for all records that had the word "District" in it.
- Ethics – Chapter 112 – before July 1st must file who your coordinator of financial disclosure.

MONDAY

- Protecting your District from fraud. HB 967 Electronic Payments Made to Local Governments "The bill requires each unit of local government, including all municipalities, special districts, counties, and county constitutional officers, to accept payment by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for financial obligations owed to the local government, except when another form of payment is required by law. The bill also requires local governments to have an online method to accept payments. If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on January 1, 2027."
- AI and the importance in Special Districts. Software is crucial. Some terminology: Silos "old way of doing things" need for change. If you want to go deeper

- Should have a backup Wi-Fi in case main one goes down.
- **Keeper**, RoboForm or similar software for keeping passwords or NEVER have passwords saved on paper or in Google Passwords

TUESDAY

- FASD.fl5ai.com <https://fasd.fl5ai.com/#readiness> This was a test for us to use to evaluate our district
- Force Multiplier <https://medium.com/@msaspence/leadership-force-multiplication-2aa0dccee468>
- Use AI and save as a skill Saving a workflow as an AI skill lets you teach your favorite assistant your exact preferences, formatting rules, and step-by-step processes. It acts as a reusable Standard Operating Procedure (SOP) so you do not have to re-explain your requirements in every new chat. The exact steps to save a skill depend on which AI tool you are using

WEDNESDAY

- The Future Unmasked – Guidelines and Guardrails most districts do not have a strategy. We received several ways to implement.
- The Big Reveal – ADOPT or DIE

Some people we met are Park and Recreation like us.

Barefoot Bay <https://www.bbrd.org/> <https://barefootbay.com/> larger than us. almost 5,000 homes... largest in the state. they use Citizen Serve for their database <https://www.citizenserve.com/> and Civic Plus

Trustee's Reports

Trustee Hunter – Thanked the Library Committee for their hard work

Trustee Marano – Discussed CERT training, Street Captain next meeting. Presentation is scheduled on July 11 from Sarasota Emergency Management- Would like to keep Workshops in the evening. Will use a special microphone that day, to see if that solves some of the problems that we had during the last zoom meeting.

Trustee Stanley – n/a

Trustee Gallagher – Discussed water restrictions, inspections, Facebook page, discussed the Flea Market discussions and how they've been handled.

Trustee Korman – Mentioned permits were slow. Raphel is looking into oversized home, discussed voting process for remote trustees.

Trustee Wright – Stated the the CD's were confirmed. Mentioned the Audit to take place soon.

Trustee Ward – absent

Trustee LaFortune – Mentioned the July 4th picnic

Trustee Regula – Mentioned the Zoom meeting Public Input process. Trustee remote attendance/ and eligibility to vote per Florida Statutes.

1. APPROVAL OF PRIOR MEETING MINUTES

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

2. FINANCIAL APPROVALS

- **Trustee Wright** presented the financial reports for May 2026
- **Trustee Marano** made a motion to approve the Financial Report for May 2026 as presented.
- **Trustee Hunter** seconded the motion.
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL

- none

5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT

Board Chair Regula had Trustees review the violation report.

- **Trustee Kormann** made a motion to move the violations to the Compliance Committee.
- **Trustee Gallagher** seconded the motion.
- The motion carried on a unanimous roll call vote.

6. FINE RECOMMENDATIONS

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

7. UNFINISHED (OLD) BUSINESS

- Flea Market & Scrap Operations
- Bylaw amendments

Public Input

Resident on Palm Springs – Stated he is unaware of any official explanation of all the changes being made regarding the Flea Market.

Resident on Cherry Hill – questioned if Street Captains are allowed to go into back yards of residents

Resident on 1877 Cypress Point -expressed concern for voting too quickly and requested the board delay until snowbirds return. Questioned how to get a monthly report of the Flea Market funds and how they are dispersed. Questioned if funds were moved to a separate sub account. Asked how requests for funds be handled.

Resident on Cherry Hill asked if trustees can drive the TriPar vehicle.

Remote resident stated she is still not in support of the current draft policy. Questioned why the Financial Committee has to change to Financial Advisory.

8. NEW BUSINESS

- Vote on Flea Market Operation to accept attorneys' draft for Flea Market Operations as written with noted changes re: Park employee rather than Park Maintenance Manager. **Passed 5 yes 2 no.**
- Bylaws amendments to review further the Statutes about remote trustees and their ability to vote remotely.

Fine Recommendations

- None

ADJOURN BOARD MEETING

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

The Board Meeting adjourned at 11:43 a.m.

SECRETARY: _____

DRAFT