

DRAFT

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

September 15, 2026

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

Chairman Regula opened the Board Meeting

- **Silence Phones**
- **Comments or questions submitted to the Board via Email, 24 hours prior to the meeting, will be addressed.**
- **Please form a line at the podium if you want to speak during Public Input**

Chairmans Report

Looking for volunteers for, Flea Market Advisory Committee, the ARC committee and the Compliance Committee.

Check your Facebook account and look at your security settings, if you would like to have your profile remain private, figure out where to check your settings to keep that information to yourself.

Trustees to review their Trustee job descriptions, also to take a look at the list of responsibilities we end up assigning, which we can do at any time during the year if we need to change, but it's particularly done as the start of the, a new trustee season, which is in April.

We will be holding interviews prior to our workshop on the, the 6th of October. That will be a Special Meeting to be held at 5 o'clock. So that we can interview, and the trustees can discuss, and then we can vote After which, we will hold the workshop meeting and swear in the new trustee.

Discussed changing the time of the workshop and the number of annual meetings. Final discussion on that is going to be at the October workshop. This needs to be done to post the annual Board Meeting Schedule for 2027 in the local newspaper by the end of the year.

We have 3 seats open/available as Terms are expiring in the upcoming election period.

I anticipate having the paperwork from the election supervisor here in the office in November. That paperwork has to be filed in December, if the interest is there to become a Trustee. The election will be held in March.

We are still under water restrictions conditions, despite all the rain. At this point, it is still October 1st.

Club presidents, and club contact information need to be updated We would like to have an updated list of your officers within the clubs.

Managers' Report

- Compliance Committee meeting for Wednesday, October 21, 2026.
- Last Monday, I did a site inspection on Sections 1 and 2. I had 17 violations and 5 that I closed that had complied.
- Tuesday, I did a site inspection on Section 3 and had 8 violations.
- Lawn mowing is the biggest violation, vacant lots included.

Office

- A couple of changes over the last few meetings will help our communication with residents and establish better communication within the office as well as with the trustees.
 - First is switching to QuickBooks Online and adding payroll for better transparency and accountability.
 - Second is adding an Owner Portal & Public Website with HOALife. I received no questions or comments.
- We continue to improve the office/conference area with a very small budget. It really looks good. Nothing but compliments.
- Is anyone using CCTV? Sent out on Facebook (264 members) Information Only

Maintenance

- Bone Dry Roofing did the warranty work for leak repairs.
- Angelo has been updating the breakroom/coffee station.
- Mark (maintenance) discovered a wasp nest and received several bad stings. One in the eye. Angelo took him to the urgent care; He is ok now.

Trustee's Reports

Trustee Hunter – Mentioned free duplicate books in a box in the library.

Trustee Marano – Discussed policies ready for vote, Cert Training in Nov. Still working on Generac.

Trustee Korman – Stated a home on Midloathian began work without permits. Raphael is reviewing. Radio license is in process.

Trustee Wright – Mentioned Quickbooks Online access for a min. of 3 people. Ins is all set 10/1/2026 – 10/1/2027

Trustee Ward – Discussed Bone Dry warranty repair. 3 appts. Set up with landscaper for front entrance.

Trustee LaFortune – Asked if FM building roof leaks were repaired. Mentioned October coffee

1. APPROVAL OF PRIOR MEETING MINUTES

- Trustee Kormann made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held in September 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 August 2026
- Trustee Ward made a motion to approve the Financial Report for August 2026 as presented.
- Trustee Kormann seconded the motion.
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL

- NONE

PUBLIC INPUT

Resident Broadmoor discussed the new Pool Policy rule regarding age restriction

Resident on Boca Raton questioned Election process,

Resident on Midlothian thanked the Board for their efforts

Resident on Pebble Beach requested clarification on policies and justification as to how ages were applied to various rules.

5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT

6. FINE RECOMMENDATIONS-

violation date	violation type	violation count	property address
1 4/15/2026	Condition of Yard or Landscaping	3	4794 TRI PAR DR
2 6/1/2026	Condition of Home or Buildings on Property	3	5102 PEBBLE BEACH AVE
3 7/27/2026	Condition of Home or Buildings on Property	3	1647 OLYMPIA FIELDS ST
4 8/10/2026	Clean/Remove accumulated clutter, items from Carport or Front/Rear Yard	3	4963 WINGED FOOT AVE
5 8/26/2026	Carport is missing or damaged	3	5228 RANCHO AVE
6 7/14/2026	Clean/Remove accumulated clutter, items from Carport or Front/Rear Yard	3	4926 PEBBLE BEACH AVE
7 8/11/2026	Clean/Remove accumulated clutter, items from Carport or Front/Rear Yard	3	5100 HIDDEN SPRINGS AVE

7. UNFINISHED (OLD) BUSINESS

- III. PASSED BY UNANIMOUS VOTE AND ADOPTED September 15, 2026 - Policy 5.05 Pool/Spa/Deck Patio Rules
- IV. PASSED BY UNANIMOUS VOTE AND ADOPTED September 15, 2026 - Policy 5.07 Keyless Security System
- V. PASSED BY UNAMIOUS VOTE AND ADOPTED September 15, 2026 - Policy 5.08 Fob Revocation
- VI. PASSED BY UNAMIOUS VOTE AND ADOPTED September 15, 2026 - Policy 5.03 Guest use of TriPar Recreation Facilities
- VII. PASSED BY UNAMIOUS VOTE AND ADOPTED September 15, 2026 – Policy 5.04 Age Limitation for use of TriPar Facilities
- VIII. PASSED BY UNAMIOUS VOTE AND ADOPTED September 15, 2026 - Estopple Fee- Effective Oct 1, 2026
- IX. PASSED BY UNAMIOUS VOTE AND ADOPTED September 15, 2026 - ARC COMMITTEE – Effective OCT 1, 2026

8. NEW BUSINESS – None

ADJOURN BOARD MEETING

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

The Board Meeting adjourned at 11:18 a.m.

SECRETARY: _____