

Tri-Par Estates Park and Recreation District
Board of Trustees – BOARD WORKSHOP – MINUTES
SEPTEMBER 1, 2026

TIME:7:00 pm
CALL TO ORDER:Board Chair Regula
ROLL CALL:.....Dianne Searight
PRESENT:.....Gary Kormann, Maureen Lafortune,
.....Pam Regula, J. Hunter, Tami Marano
REMOTE ATTENDANCE:Bud Stanley, Doug Ward
ABSENT:.....Mark Wright
ALSO PRESENT: Dean Chandler, District Manager

OPENING COMMENTS:

Chair commented on open seat on Board, extending the application submissions until 9/11/26. Discussed the Election in 2027 having 3 seats due to expire.

Managers' Report:

Violations

- We have now scheduled the next Compliance Committee meeting for Wednesday, October 21, 2026. This was the soonest date that Andy (attorney) could attend. He is coming because Craig Crary's violation will be voted on. We should have enough members to have the meeting. We still need more volunteers...
- 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 even if vacate lot must be done.

Office

- The office is looking good ...almost there.
- Looking toward our new year, October 1st, Some things we would like to get approved on September 15th and talk about tonight. • HOA Life Portal – each address will have a log in in case you have more than one property. You will get information specifically about that address. Violations, ARC Requests, Pay Storage Fees, Pay fines... Works with Credit Cards and QuickBooks Online. Welcome emails for new residents. Message management/office – Concern Forms. Organization, Efficiently, and Time Saving. Maintenance Request for Common Area concerns. Forms and Documents for review and feedback
- Quick books online will take credit cards with less hassle and less expensive.

Maintenance

- Another week that Angelo has done an awesome.
- Bone Dry Roofing was delayed and are planning on doing the warranty work for leak repairs on tomorrow (Wednesday).

Trustee Reports:

Trustee Kormann –Mentioned a new house set up and it does comply with permitting even though it's a different layout

Trustee Ward – Mentioned two landscape design companies coming next week to discuss landscaping for the entrance.

Trustee Wright – N/A

Trustee Hunter - Discussed books on Alzheimer's vs. Dementia

Trustee LaFortune – Stated Coffee hour will be twice a month starting in October. Reminded everyone, it begins at 9am. Picnic tickets still for sale.

Trustee Marano –. Requested pictures of storm damage. Discussed ongoing Policy and Procedures updates ready to vote on. Mentioned Cert Training class in November.

Trustee Stanley – Nothing to report until Old Business – Storage lots -

Chairman Regula – Mentioned Trustee vacancy seat vs. assignments – mentioned the need for volunteers for Compliance Committee, ARC Committee and Flea Market Advisory Committee, Discussed Solicitation in Tri-Par. Reminded residents there is a Water Restriction in place through October 1, 2026. Discussed security cameras for added safety.

PUBLIC INPUT – (Any Topic)

Resident on Boca stated interest in volunteering for Arc Committee

Resident on Tri-Par requested clarification of Board Organization, assignments and Trustee performance. Quorum and the Trustees ability to vote.

Resident on Cypress Point discussed vendors eating in REC. A – sewing room. which is not allowed.

ADJOURN THE BOARD WORKSHOP

- **Trustee Kormann made a motion to Adjourn the Board Workshop.**
- **Trustee Marano seconded the motion.**
- The motion carried on a unanimous roll call vote.
- The Board Workshop adjourned at **8:56 pm**