

# Tri-Par Estates Park and Recreation District

## Minutes

### Board of Trustees - WORKSHOP

SEPTEMBER 21st, 2021

**TIME:**..... 6:30 PM

**CALL TO ORDER:** ..... Chairman Koenig

**INVOCATION:** .....Michael Neff

**PLEDGE OF ALLEGIANCE:** .....All

**ROLL CALL:** ..... Bianca Cristiani

**PRESENT: In Attendance:** .....Chairman Koenig, Ron Houchin, Toni Borman, Michael Neff,  
Cindy Little-Koenig, Daryle vonHoldt, Dan Via, MaryAnn Upton

**Absent:**..... Laurie Legler

**ALSO PRESENT:** ..... Lee Morris, Park Manager; Bianca Cristiani, Meeting  
Recorder and Barbara Baker, Overseer

**OPENING COMMENTS** – Chairman Koenig opened the workshop and noted the meeting is broadcast on Channel 195. Bianca Cristiani reviewed the information for viewing on Zoom.

**1. Discuss Background Check Policy -Chairman Koenig** discussed the Background Policy stating it is something we have to revise seeing as we have homeowners that have had to stay away 12 plus months due to covid.

**Trustee Borman** made a point of order to remind the Chairman to take roll call

**Roll call was taken.**

**Lee Morris** pointed out when people of Tri-Par were away for more than one year they are required to pay 50 dollars for the Background Check. The trustees want to update the policy, it would now give a temporary break for those people who have been away due to the pandemic. The policy will give residents a 30 month extension and that gives time to get back to Tri-Par and still not submit to a background check. This Policy is temporary and will revert back to the original policy of 12 months in September 2023. We have also made some adjustments to remove the word criminal from the policy.

**Trustee Upton** asked the chairman if this change is for new people applying to live in the park or for the people who have lived here all along?

**Chairman Koenig** stated that the revised background check policy is for the residents who have already lived here and who have waited to come back due to covid. All new residents still have to apply and pay the 50 dollars for the background check. Chairman asked if audience had any input?

**Dean Slabach 1842 Woodstock Ln:** Would renters still need to get a background check?

**Lee Morris-** the revised policy is for the owners the renters still need to get a background check.

**2. Discuss Carport & Outdoor Furniture – Lee Morris** discussed that we're dropping the carport and furniture request to combine them and we are leaving the carport policy and procedure as is. We heard from a lot of our residents who were not happy with the updating the procedure and they felt it was better the way it was written. So at this point and time were not moving on it. Everyone should still understand that things that are not tied down during hurricane season can be a deed violation now so now it's a little bit more serious.

**Trustee von Holdt-** we are going to enforce this unlike last year. I keep seeing garbage cans, tables and chairs in carports when people are gone. What are we supposed to do?

**Lee Morris** I think what we may have to do is sometime in late February post a notice and possibly mail notices to everyone to remind them to pick up and pack up things in their carports before they leave to go back up north. I don't think that has been done in the past.

**Chairman Koenig** I think we should take this one step further and if it isn't done in the summer we should make a notation on it and when they get back we need to warn and fine them. Seems like that is the only way to get some of their attention. Unless we let them know about it nothing will get fixed.

**Trustee von Holdt**- Suggested that every board meeting we should make a point to bring it up. The Chairman noted that hopefully repetition will help them remember.

**Resident of 4962 Pebble Beach**- It will be helpful to remind them to put things away.

**3. Discuss Rate Review – Chairman Koenig** discussed the current pricing and the proposed pricing the item that would be most affected storage lot. Our storage lot has the lowest prices compared to other parks. Chairman asked Park Manager if it has been published in the paper.

**Lee Morris** it has been published that we are having a public hearing next meeting in October concerning the rates. The other thing that may be affected here is laundry. The laundry may be removed by our next meeting if we're able to come to a lease agreement. So, that will be removed from our Annual pricing.

**Chairman** noted to the board that laundry pricing will not be increased until the new machines are installed if we decide to go that route.

**Trustee vonHoldt**- Mr. Chairman I agree with this because if we are doing improvements in the storage lot the increase will benefit the people and the things needing to be done like the gravel. Chairman noted that the price comparison is reasonably lower. A kayak stored elsewhere is 100 dollars a year whereas here it's new pricing would be 20 dollars a year. Danny has worked on the storage lot quite a bit and has some great ideas for the lot, we need to increase our fees for a better outcome for our lot.

**4. Lease Proposal for Laundry – Chairman** discussed how a few of the other parks in the area all have lease agreements with Laundromat. The proposal we have received is a very good deal for us. We do not have the contract back yet but it does need our approval. The machines that we do have are 45 years old and they served their time. The Chairman ask Lee if he had anything to add.

**Lee Morris** discussed how right off the top it will save us about 8-12 thousand dollars. The lease provides us with installation of the brand new machines, then the first 3 months they give us 100% of the revenue after that we split the revenue for the remainder of our lease agreement. They also take care of all the servicing of the equipment so there is really no downside to this.

**Trustee Upton** mentioned that it would also help the office staff because of all the hours spent of counting the coins. The **Chairman** noted that the new type of system can be coin or card which would make it easier for both the office and residents. Board members you have an outline of the agreement and what was all provided. Chairman asked if anyone had any questions.

**Trustee Houchin** stated that he didn't have any questions he just thought this was a great idea and Chairman agreed it was a win-win but did mention that the revenue from the laundry mat has gone down considerably. Many have laundry machines in their homes but this is a nice service for those of us who don't have it.

**5. NEW BUSINESS - Trustee Upton** discussed our last coffee and doughnuts how there were 36 people there and we didn't have doughnuts, we made cinnamon rolls in one of our new ovens. Our next coffee is the first Saturday in October and we will try to have doughnuts. Something to think about Thanksgiving day at 1 o'clock for those residents who have no where to go we are providing a dinner. The tickets will be 15 dollars per person and each household can bring two guests. The tickets will be on sale mid-October.

**Trustee Borman** asked Lee Morris if you have been provided any information about the Flu shots in October? You were the last one to have contact to the people who were setting this up.

**Lee Morris** stated the lady who was in charge is going to get back with him at the beginning of next week to drop off posters and emails and as soon as he got those he would be posting them on the TV and boards. Chairman asked if **Trustee Neff** had anything to add and he stated how happy he was that the library continue to be used and that he appreciates the community.

**Trustee Houchin** discussed how he and his wife Donna were having some trouble getting volunteers for the Christmas dinner. Four of the eight couples couldn't help this year due to health issues. It normally takes 8 couples to fix turkeys and hams, so we need at least 4 more couples to help. The Christmas dinner is for Tri-Par residents and guests who don't go away for the holidays. Last year we didn't have it because of Covid but hopefully this year we can work something out. We will have a sign up list in the office if you are willing to help out with the dinner.

**6. PUBLIC INPUT** – None

**7. ADJOURN THE BOARD WORKSHOP**

- **Trustee Borman made a motion to Adjourn the Board Workshop.**
- **Trustee von Holdt seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Workshop adjourned at 6:55 pm.**

***This copy of the Minutes of the aforesaid Special Budget 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.***