

Tri-Par Estates Park and Recreation District Minutes

Board of Trustees – BOARD WORKSHOP

APRIL 7, 2026

TIME:.....7:00 p.m.
CALL TO ORDER:..... Pam Regula
ROLL CALL:.....Dianne Searight
PRESENT:Gary Kormann, Mark Wright, Maureen Lafortune,
Doug Ward, Tami Marano, Jerry Gallagher, J. Hunter, Bud Stanley
ABSENT:.....
ALSO PRESENT:Dean Chandler, District Manager

OPENING COMMENTS – Board Chair Regula opened the Workshop.

- Welcomed new Board Members. Evening Board Workshops will be held on a trial basis for now. Keeping two meetings will continue but both may be during the day. To be determined.

District Manager’s Report:

Compliance/Violations:

- 1) M H Liquidity/ ELS (Equity Lifestyle) John (VP of Portfolios) said he would contact us every 2 weeks to give us an update on removing 5129 Oakland Hills, 5278 Pebble Beach. 1828 Palm Springs and 1762 Old Elm. John responded yesterday that the 4 will be pulled within the next 30 days.
- 2) 4955 Boca Raton (Bill Balentine) finally got rid of his renters w/underage.
- 3) 5066 Pebble Beach (Farbod Dolat) was denied his motion for rehearing and given 20 days to be off the property. He came into the office Friday and said he was moving out and would be going to sell his property but if it didn’t sell when he turned 55, he planned on returning.
- 4) 4913 Oakland Hills has been removed.
- 5) I will have a final list for the Compliance Committee Meeting on April 21st meeting.

Office:

- 1) Mark, Darlene, Georgia, Brad and I met with Andy (attorney) on Wednesday April 1st online and discussed the changes with the Flea Market and Scraping. Andy is checking on a couple of questions they had and with our sister parks to see how they operate.
- 2) The FASD Annual meeting is in Orlando, June 7-11. 2026. This is when I will receive my CDM (Certification District Manager) from the training I went to in Tallahassee in January. I wanted Dianne to get her CDAP (Certification District Administrative Professionals) at the training in January, but during the busy season it was not very practical. I would like her to attend this training course in June as well. We talked to the person in charge, and she is getting us the information on classes and hotel rooms.
- 3) The Sarasota County Hurricane Preparedness is Saturday, April 11th from 9am – 11 am. Admission is free. Tami will discuss this at the upcoming Saturday Coffee and at the Emergency Response Team Kick off meeting on Friday April 10th at 11am in room B.

Maintenance:

- 1) Signet Pools gave us an estimate of \$3,587.50 to replace the pump on the spa. This was the problem of no circulation of jets.
Angelo said he can replace it and we can get it from Amazon for \$2449.00 Saved \$1138.50 Thank you Angelo!
- 2) Replaced check valve on pool
- 3) Spa drain valve replaced – diaphragm broke
- 4) Spa drain cracked pipe needs help – working on it

- 5) Keith finished fence perimeter. Now he is working on the storage lot
- 6) Pole saw cable broke. On order. No easy fix like the olden days, you must take everything apart to get to it.
- 7) Fountian Automatic Fill Float broke – on order
- 8) Automatic chemical feeder overheating on Chlorine side? Investigating...

****Change code on outside bathrooms 2341**

Trustee Reports:

Trustee Kormann – Commented to date 44 permits have been processed. Sarasota County representative, Rafael Fermin, is making his rounds checking for permits so this is a reminder to make sure you have a permit.

Trustee Wright – No comment

Trustee Ward – Thanked Angelo for repairs on spa. Pool Inspection took place, a few minor issues to address. Getting prices for a new ladder for the pool.

Trustee Lafortune – Thanked maintenance for cleaning up the kitchen. Mentioned Coffee on July 4th will be rescheduled to July 11th.

Trustee Hunter- Reported that a list of Large Print books will be submitted to the Flea Market for funds to purchase these books.

Trustee Marano – Discussed the kickoff of the Emergency Response Team April 10, looking for volunteers. Mentioned the Hurricane Preparedness Seminar on Saturday April 11th at Riverview HS.

Trustee Gallagher – No comment

Trustee Stanley – No comment

Old BUSINESS

- **Pet policy – Motion to move to vote at 4/21/26 Board Meeting.**
- **Flea Market Funds request – Motion to move to vote at 4/21/26 Board Meeting.**

NEW BUSINESS

- **Flea Market Funds Request: Community Swings**
 - Trustee Marano commented on possible liability concerns
- **Policy & Procedure 3.34 – Nightly Lock up –**
 - Motion to move to vote at 4/21/26 Board meeting.

PUBLIC INPUT – (Any Topic)

Resident on Cypress Pt – requested clarification on the Dog Policy in regard to registration of all dogs.

Resident on Palm Springs – commented on the need to update Policy 3.34

Resident on Burning Tree – questioned 1. the need to rip out the parking lots 2. the amount of money in the reserves as being “enough of a reserve” responded that we are continuing to look for a Park Manager, and that the consulting agreement is month-to-month until the position is filled. As far as the firearms on the property, Chairman Wright responded that he will check to see what the Bylaws and Policies & Procedures state.

Resident on Tripair – Asked what is happening with the remaining MH Liquidities homes

Resident on Tripar- Discussed Storage lot fees; comparing TriPar's rates to other local communities – identified potential increase and how it can be applied to reserves and ultimately reducing assessment per household.

Resident on Brookfield Terrace – Commented that excessive storage fees may result in on street parking of RV and other stored vehicles.

Resident on Sea Island - mentioned surveillance being a factor in the communities that have higher storage fees.

Resident on Rancho – Agrees with the Assessment

Resident on Winged Foot - commented that the swings may be dangerous and easily damaged.

ADJOURN THE BOARD WORKSHOP

- **Trustee Kormann made a motion to Adjourn the Board Workshop.**
- **Trustee Wright seconded the motion.**
- The motion carried on a unanimous roll call vote.
- The Board Workshop adjourned at 8:54 p.m.

DRAFT