

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

August 18, 2026

TIME:..... 10:00 a.m.
CALL TO ORDER:..... Chairman Pam Regula
ROLL CALL: Dianne Searight
PRESENT:..... Gary Kormann, Maureen LaFortune, Mark Wright,
..... Tami Marano, Jerry Gallagher, J. Hunter
ABSENT:
REMOTE ATTENDANCEDoug Ward, 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**

Managers' Report

- Okay, under violations. Jerry and I go out and do side inspections every 14 days, because we give 14 days to correct it. If there's lawn maintenance or anything like that, we make it back sooner.
- As Pam mentioned, the office, we're making some changes in the office. We're doing... and this is... I've talked to the board members several times about this, but this is for you people on Zoom and you people here:
- We're repurposing the wood that we already have. We're repurposing the desk we already have, we're repurposing everything so that we're not, out of line on budget. We are having to buy paint. We did buy some blinds, but everything else is pretty much repurposed, but, that's why we're closing the office tomorrow, so that we can actually take the counter desk out and put them and make an actual counter up there. So, you'll see afterwards. then I think it'll look a lot more professional, than it was with the girls sitting at their desk, asking you for help, and then getting up.
- Christmas party: For the board got some pushback on that, they are board members, and they have no benefits and no, perks, but this is something that's happened every year, it's something that would be good, because they do work very hard, with no pay, no compensation, no perks, no benefits. We have had several people working on, finding a place that we can, we can do it, that will accommodate us.
- Zoom meeting – use Chat field for your input if you do have questions when it comes to the public input.
- HOA Life portal is under consideration. It is a private communications tool for residents to have access to Board members, office personnel
- Quickbooks: We have QuickBooks desktop version, and no longer going to be supporting that looking to go to the QuickBooks Online. This version will offer more access and transparency. it's not just one person, which has been Barbara, on the desktop, knowing all the information and getting it, but there will be myself, the treasurer, you know, and other people that can go in, do reports, stuff like that, not make changes, but at least we can view. So it gives us the ability of what's going on, and to be able to see so it gives us better transparency and, will help us Especially in the budget season, when it comes up, that we can look at it and see where we're at.
- ARC committee: It basically to maintain, the standards that we have in our deed restrictions, make sure that it's legal by our deed restrictions and Sarasota County
- Bud will probably mention this, but as you can see, the canal was cut, looks a lot better. And so thank you, Bud, for staying on that.
- Insurance: Lastly, Pam and I did meet via, Zoom with the insurance company they made it very clear and very plain. Only employees can use the truck or the golf cart. They had told us, our attorney had told us that we could use the trailer, somebody else could use, because the Trailer was ours, but it could be used because it would... the insurance would follow the person who was

driving the trailer. They told us not even the trailer, that the trailer had to be also towed with an employee driving our truck. So, wasn't good news, but that's what they said. And also, one of the vendors had asked if they could use our lift to lift their lawnmowers so that they clean under and do work under.

And, I think we might have been allowing that, but I told them no. Because... If they get under there, and it...falls on them and hurts them, guess who they're gonna sue? So, Just employees only. Unfortunately, we were hoping that the trailer could be used, or that they would allow trustees to use the truck for the golf cart, and they said no.

Trustee's Reports

Chairman Regula – Said the voting polls are in Rec B. Do your civic duty. Reminded everyone that glass is not allowed in the Tiki Hut. Stated the office will be closed on Wednesday due to construction. Reminded all to provide feedback on deed restrictions, bylaws, policies for review. Mentioned committee members needed for Compliance Committee, Flea Market Advisory Committee and Arc Committee.

Trustee Hunter – No new news

Trustee Marano – Cert final training scheduled for a few participants of the team, requested pics from previous storm damage to submit to Generac.

Trustee Stanley – Nothing to report

Trustee Gallagher – Discussed Facebook progress. Lawn maintenance violations

Trustee Korman – Permits must be submitted before any work can be done. Resident had to have carport pad removed because they didn't submit permit and it was not

Trustee Wright – Mentioned upcoming capital equipment inventory, property appraisal for a home on Pebble Beach combining 2 lots into 1 which changes the budget.

Trustee Ward – Discussed landscaping at Desoto Rd entrance. Awaiting estimates. Roof repair

Trustee LaFortune – Thanked Summer Supper crew for keeping kitchen clean and also mentioned upcoming Labor Day picnic

1. APPROVAL OF PRIOR MEETING MINUTES

- Chair amended July 21 2026 Board Meeting minutes to include "and raise" to Annual Review to New business
- Trustee Gallagher made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held in July 2026 and the Board workshop held in August 2026 –
- Trustee Marano seconded the motion.
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

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

3. INVOICE APPROVAL

A motion was made to reduce invoice for the attorney's fees by \$1007.00. new invoice total: \$3178.00

- The motion carried a roll call vote 8 Aye, 1 Nay
- Trustee Korman made a motion to approve the reduced invoice
- Trustee Gallagher seconded the motion
- The motion passed

PUBLIC INPUT

Resident on Broadmoor questioned how a home on Pebble beach was able to combine 2 neighboring lots without removing second home

Resident on Broadmoor asked about the status of the landscaping on the Desoto Rd entrance.

Resident on Boca Raton discussed household furniture on outdoor porch

Resident on Cherry Hill discussed landscaping at Desoto Rd entrance and various homes not maintaining their property

Resident on Woodstock questioned status of sign at 301 Entrance

Resident on TriPar (Zoom) asked: Will Trustees act on recommendations of Compliance Committee recommendations? Are individuals on Compliance Committee allowed to attend via Zoom if unable to attend in person? Commented on job well done to those that researched roof warranty that saved TriPar \$50k

5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT

Board Chair Regula had Trustees review the violation report.

6. FINE RECOMMENDATIONS- None

7. UNFINISHED (OLD) BUSINESS

- Estoppel process to be established.
- Fob vs. Keyboard
- ARC Committee – Board discussed what an ARC committee does and how it operates.

8. NEW BUSINESS – None

PUBLIC INPUT

Resident on Boca Raton – Questioned how ARC Committee would work

ADJOURN BOARD MEETING

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

The Board Meeting adjourned at 11:23 a.m.

SECRETARY: _____