

**Tri-Par Estates Park and Recreation District**  
**Minutes - Board of Trustees – BOARD MEETING**  
**APRIL 21, 2026**

**TIME:**..... 10:00 a.m.  
**CALL TO ORDER:** ..... Chairman Pam Regula  
**ROLL CALL:**..... Dianne Searight  
**PRESENT:** .....Tami Marano, Gary Kormann, Maureen Lafortune, Pam Regula  
..... Doug Ward, Jerry Gallagher, Bud Stanley, J. Hunter  
**ABSENT:**.....  
**ALSO PRESENT:** ..... Dean Chandler, District Manager

**Chairman Regula opened the Board Meeting**

**Managers’ Report**

**Compliance/Violations:**

- 1) We have 6 violations for the Board to review and approve for the Compliance Committee final determination.
- 2) The Compliance Committee Meeting is scheduled for Wednesday, May 6<sup>th</sup> at 10am

**Office:**

- We had a meeting with Andy, Pam, Flea Market, Tri Par Pickers and several of us from the office yesterday (April 20, 2026). We discussed possible changes with the structure of the Flea Market. At first Andy said the Board of Trustees are responsible for all TriPar Policy and Procedure and the Board makes community related decisions. Later he suggested the idea of a Workshop with the Board of Trustees, Flea Market, & Pickers. It would be open to all residents and would need to be posted like any regular board meeting.
- The FASD (Florida Association of Special Districts) Annual Conference is in Orlando, June 7-11. 2026. The training is \$768.00 for Dianne and \$768.00 for me. See attached. There are two classes at the same time so we will split them up to cover both. The hotel was \$269 but they sold out but I found them for \$206 each for 4 nights.

**MAINTENANCE:**

- Doug installed the logos on the signs and is working on the lighting and irrigation. Looks great!

**Trustee’s Reports**

**Trustee Hunter** – Received \$700 from Flea Market to purchase large print books for the library.

**Trustee Marano** – Representative from Sarasota County will be presenting CERT Training information on June 6<sup>th</sup>. Hurricane Preparedness is underway. Discussed Water Restrictions in place.

**Trustee Stanley** – Called the county to inquire about dredging the canal. He was told it will be 3 to 6 mos. Storage lot is full with 19 people on the waiting list.

**Trustee Gallagher** – No comment.

**Trustee Korman** – Mentioned many new builds going in and Permits must be pulled prior to construction.

**Trustee Wright** – Will be meeting with B. Baker and the auditor in June/July to present and verify CD Values. Will also review Insurance with Egis.

**Trustee Ward** – Discussed the logos added to the monument at the Desoto Entrance, the lights, irrigation and vegetation will be next.

**Trustee LaFortune** – Mentioned Memorial Day cookout

**Trustee Regula** – Reported on payroll expenses as requested by a resident at last months meeting. Discussed bulk pick up 4 times yearly, Scrap pick up. Be a respectful and responsible resident

### **1. APPROVAL OF PRIOR MEETING MINUTES**

- **Trustee Ward made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on March 17, 2026.**
- **Trustee LaFortune seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **2. FINANCIAL APPROVALS**

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

### **3. INVOICE APPROVAL**

- **Trustee Wright made a motion to approve the Attorney's invoice # 6921 in the amount of \$3,439.75**
- **Trustee LaFortune seconded the motion**
- The motion carried on a unanimous vote.

### **PUBLIC HEARING**

**Board Chair Regula opened the Public Hearing and offered the public the opportunity to speak on the proposed 2026-2027 Budget and Assessment**

### **PUBLIC INPUT**

**Resident on Tripar Dr.** summarized all that TriPar offers in the community and stated he supports the increase to the budget and assessment for 2026-2027.

**Resident on Tripar** – Agrees with increase to proposed budget and assessment 2026 -2027

### **4. Item 1 – Resolution to Adopt 2026-27 Budget**

- **Trustee Ward made a Motion to Approve the Resolution to Adopt 2026-27 Budget.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a Split Vote 8 approve 1 Denied

## **Item 2 – Resolution to Adopt 2026-27 Assessment**

- **Trustee Ward made a Motion to Approve the Resolution to Adopt 2026-27 Budget.**
- **Trustee Wright seconded the motion.**
- The motion carried on a Split Vote 8 approve 1 Denied

## **ADJOURN THE PUBLIC HEARING – The public hearing ended at 10:38**

### **5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT**

**Board Chair Regula had Trustees review the violation report.** District Manager said there were 6 violations for the Compliance Committee to review.

- **Trustee Ward made a motion to move the violations to the Compliance Committee.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **6. FINE RECOMMENDATIONS**

- **There are no fine recommendations for violations this month.**

### **7. UNFINISHED (OLD) BUSINESS**

1. Asphalt Contractor- Discuss 3 proposals received – possible motion to vote
2. Pet Policy- revised to delete # of pets per household and weight. Add language re: pet waste disposal
3. 5002 Pebble Beach: Discuss Attorneys feedback re: Water, Sewer connection – possible motion to vote
4. Flea Market Funds Request: Community Swings – possible motion to vote
  - I. Location
  - II. Liability
5. Flea Market Funds Request: Exercise Equipment – possible vote to move to FM for approval
6. Policy 3.3.4 Lock up and Night Closing rate increase – from \$15/ph to \$20/ph
7. Deed Restrictions -

### **Public Input**

**Resident on Boca Raton** recommended benches or swings and discussed the number of pets allowed

**Resident on Tripar** stated appreciation for the letter from District Mgr. expressed concern for snowbirds not being informed. Questioned the decision to table the Asphalt Contractor as it was previously determined that the funds would be made available.

**Resident on TriPar** commented on HOA terminology

**Resident on Pebble Beach** – supports the decision to postpone the Asphalt Contractor

**Resident on Cypress** – discussed the trash policy and bulk yard waste

**Resident on Rancho** cited Deed Restrictions and responsibility of the county regarding 5002 Pebble Beach Also discussed having liability insurance for golf carts.

**Resident on Cherry Hill** commented on underage residents, landscaping, new gym equipment, trash cans and water hook up at front entrance

**Resident on Hidden Springs** supports waiting on Asphalt Contractor. Commented that a potential health hazard may exist on 5002 Pebble Beech.

**Resident on Olympia Fields** commented on trash can policy, Deed Restrictions should include PODS, was not in agreement with paying water and sewer bills for residents.

**Resident on Tripar** commented on brining in local TV/news station in regard to 5002 Pebble Beech situation.

**Resident on Old Elm** suggested waiting on Asphalt Contractor. Do more research.

## **8. NEW BUSINESS**

### **Item 1 – Asphalt Contractor**

- **Trustee Marano made a Motion to table the Asphalt Contractor until **October 2026.****
- **Trustee Hunter seconded the motion.**
- The motion was tabled by unanimous vote.

### **Item 2 – Pet Policy 5.21**

- **Trustee Marano** made a Motion to Approve Pet Policy as written and to add language regarding pet waste disposal.
- **Trustee Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 3 – 5002 Pebble Beach Water/Sewer Connection**

- **Trustee Kormann made a Motion to Deny**
- **Trustee LaFortune seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 4 – Flea Market Request – Community Swings**

- **Trustee LaFortune made a Motion to Deny**
- **Trustee Marano seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 5 – Flea Market Request – Exercise Equipment**

- **Trustee Kormann made a Motion to Approve** the purchase to go forward to the flea market
- **Trustee Gallagher seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 6. Policy ITEM 3.3.4 LOCK-UP & NIGHT CLOSING JOB DESCRIPTION**

- **Trustee Ward made a Motion to Approve**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 7—Deed Restrictions -**

- **Trustee Wright** made a Motion to Approve violations as detailed to go before the Compliance Committee, for review and potential fines.
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

### **Item 8 – Fine Recommendations**

- **None**

## **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 12:14 p.m.**