

Tri-Par Estates Park and Recreation District

Minutes

Board of Trustees - MEETING

July 21, 2020

TIME: 7:38 PM

CALL TO ORDER: Chairman Koenig

ROLL CALL: Carol Bryant

PRESENT: In Attendance:Chairman Koenig, Ron Houchin, Toni Borman, Michael Neff,
Laurie Legler, Cynthia Little-Koenig, Daryle von Holdt

Absent:Birdie Bollenbacher, Dan Via

ALSO PRESENT:Lee Morris, Park Manager; Carol Bryant, Meeting Recorder

OPENING COMMENTS – Carol Bryant reviewed the information for viewing/calling in via Zoom.

1. APPROVAL OF PRIOR MEETING MINUTES

- Chairman Koenig asked for approval of prior meeting minutes
- **Trustee Borman made a motion to approve the Minutes of the June 16, 2020 Public Hearing, the Minutes of the June 16, 2020 Board of Trustees Workshop, and the Minutes of the June 16, 2020 Board Meeting.**
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

- **Trustee Treasurer Legler** reviewed the June 2020 Financial Report.
- **Trustee Borman made a motion to approve the June 2020 Financial Report.**
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

3. INVOICE APPROVAL

- Chairman Koenig asked for a motion to approve the invoice from Persson, Cohen & Mooney, P.A. in the amount of \$3,685.50 and the invoice from Adams and Reese LLP in the amount of \$5,236.04.
- Trustee Legler raised a question on the title search charges on the invoice from Perrson, Cohen & Mooney, P.A. Lee Morris explained why the title research was done and noted that if any property owners owe money to Tri-Par Estates, those funds will be returned to Tri-Par before the sale of a property via the estoppel process.
- **Trustee Borman made a motion to approve the invoices presented.**
- **Trustee von Holdt seconded the motion.**
- The motion carried on a unanimous roll call vote.

4. INDEPENDENT AUDIT REPORT for FISCAL YEAR ENDED SEPTEMBER 30, 2019

- Chairman Koenig noted this is the annual financial audit completed each year and thanked Barbara Baker for her excellent job as the Tri-Par Accountant.
- Lee Morris stated that the audit is for the year ending September 30, 2019 and that the Board would be accepting the audit findings, specifically noting the paragraph that states “In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.” For district compliance this will be posted on our website. Lee Morris thanked Barbara Baker for her great job throughout the year keeping exceptional financial records of our Tri-Par Estates.
- **Trustee Neff made a motion to accept the Independent Audit Report for Fiscal Year Ended September 30, 2019.**
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.

5. EMOTIONAL SUPPORT ANIMAL (ESA) – for Stephen Palma

- Mr. Morris asked the Board to approve this application conditionally upon the owner providing up to date Sarasota County dog license tag documentation to the Tri-Par Office. Trustee Legler noted that the ESA/Service Animal application states that the animal must wear the current Sarasota County license tag at all times and noted that this animal is specifically a Service Dog.
- Chairman Koenig asked that it be noted this approval will be conditional upon receipt of the Sarasota County Dog License documents.
- **Trustee Borman made a motion to approve the ESA for the Service Dog for Stephen Palma**
- **Trustee Neff seconded the motion.**
- The motion carried on a unanimous roll call vote.

6. UPDATES to the FLEA MARKET POLICY and PROCEDURE

- Trustee Legler noted that the updates to the Policy and Procedure have been approved by the Flea Market Financial Committee and approved by our attorney. Item B.2.f was added and reads “All disbursements should be non-discriminatory to the parties requesting funds.” This document is the Flea Market By Laws and is also part of the Tri-Par Estates Policy and Procedures.
- Trustee von Holdt and Trustee Borman asked why the Flea Market needs to have \$8,500 in their reserve fund? Trustee Legler reviewed the reasoning for this request, noting that the Committee wants to ensure they have enough funds to begin the year and to also have funds available as requests arise. Trustee Legler requested that someone from the Flea Market Financial Committee call in to address questions.
- Trustee Legler asked for this item to be moved down on the agenda to unfinished business. Chairman Koenig approved that this item be moved down on the agenda.

7. APPOINT MEMBERS to the COMPLIANCE/ELECTION COMMITTEE POOL

- Chairman Koenig reviewed the duties for the Compliance/Election Committee Pool, noting that nine residents have been nominated and agreed to serve on the Committee with a rotating schedule. Counting of ballots for the Single Owner Amendment will be on August 10, 2020.
- **Trustee Houchin made a motion to accept the nine named residents as listed to the Compliance/Election Committee Pool.**
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.

8. UNFINISHED OLD BUSINESS

- Trustee Houchin asked Lee Morris for an update on the pool improvements. Mr. Morris reviewed information from Kimes Engineering and the proposed schedule for draft plans to be completed in order to begin the bid process. Two time frames are being considered for closure of the pool for the improvements – October 2020 through December 2020 or April 2021 through June 2021. Options are being reviewed for residents to use other pools while the Tri-Par pool is closed.
- **Trustee Legler re-opened the discussion on item #6 – Updates to Flea Market Policy and Procedure.**
 - **Georgia Wos** – 1877 Cypress Point – called in via a personal cell phone. Previous question on why the Flea Market needs \$8,500 in the reserve fund was raised. Georgia noted that the Flea Market takes in approximately \$8,000 per year and they want to ensure that there are adequate funds available each year; do not want to run the balance down to zero; if there is an emergency they would like to have funds available for the next several years to be able to accommodate requests. Discussion included questions on how long the Flea Market has been taking place and further questions on why there needs to be \$8,500 in reserve year after year instead of spending it as needed. Georgia noted that the Flea Market will not let the reserve go below the \$8,500 in order to have funds for the following year. Trustee Borman noted that there is so much need and to deny that need on any one given year has to be questioned. Chairman Koenig reviewed the specifics of the changing of the wording in the section of the policy and procedure for disbursement of funds and this was discussed. Trustee Neff asked if there is no Flea Market next year could the reserve funds be used for needs. Trustee Legler stated that for this Flea Market Financial Committee the reserve amount is the limit and it would not be spent. Trustee Houchin noted his concern that the Board should not interfere with the Flea Market business. Trustee von Holdt stated it is the business of the Board to review these items.
- **Trustee Borman made a motion to approve the updates to the Flea Market Policy and Procedure as presented.**
- **Trustee Houchin seconded the motion.**
- **The motion did not carry on a vote of 4 (nay) to 2 (ayes)**

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| Trustee Houchin – aye | Trustee Borman – nay |
| Trustee Neff – nay | Trustee Legler – aye |
| Trustee von Holdt – nay | Trustee Little-Koenig - nay |

9. NEW BUSINESS

- **Emotional Support Animal (ESA) – Anna Huff** – Trustee Legler asked that documentation for Sarasota County license tags for this dog be obtained prior to final sign off.
- **Trustee von Holdt made a motion to approve the ESA for Anna Huff.**
- **Trustee Borman seconded the motion.**
- The motion carried on a unanimous roll call vote.

10. PUBLIC INPUT

- **Dale Funkhouser** – 5226 Tri-Par Drive – asked for clarification on the names of the residents approved for the Compliance/Election Committee Pool. Chairman Koenig explained the expected duties of the Committee and read the names of the Committee Members:

- April Adkins
- Richard Blankenship
- Dee Sosnowski
- Dianne Anderson
- George Lamore
- Mary Ann Upton
- Bob Bass
- Aura Rasmussen
- Bob Wos

Mr. Funkhouse asked if all these Committee members are permanent year-round residents and owners in Tri-Par. Chairman Koenig answered that the State does not require them to be full-time residents and yes they are all residents and property owners in Tri-Par. Mr. Funkhouse asked for clarification on how long the pool is expected to be closed for construction. Chairman Koenig answered that we do not have specific details on that yet.

- Chairman Koenig stated that there are no current plans to close the swimming pool due to the Covid virus.
- **Joyce Hodges** – 1564 Blind Brook Drive – Joyce stated she is Treasurer of the Flea Market and wanted to clarify, for the Board, that for the last four years (2017 – 2020) the average intake for the Flea Market has been \$8,350. Prior to 2017 it was usually \$6,000. The point of the policy change is to not spend more than \$8,650 because that would cause deficit spending. Joyce stated she believes the current balance in the Flea Market account is around \$13,000. She stated the revisions reflect that the Flea Market would only spend \$8,650 per year and cut the spending at that point. In the future if the Flea Market income increases, that would be different, but it does not look likely at this point. That is the reason why the Flea Market came up with the reserve balance.
- **Chairman Koenig** asked the Board Members for further input.
 - **Trustee Neff** noted that he was not able to hear all the callers during tonight’s meeting.
 - **Trustee Houchin** reminded all residents it is Hurricane Season. Make sure you have your emergency bag. If you are going to the evacuation center at Booker you can bring your pet. Make sure you bring your medication and other basic items you might need.
 - **Trustee von Holdt** asked residents if they see something suspect going on, please call the Police prior to calling Trustee von Holdt. He is willing to come to your home, but law enforcement must be called first. Reminder, for safety reasons, make sure you lock items up.
 - **Trustee Borman** noted how beautiful the grounds are at Tri-Par Estates and thanked all the maintenance group for their efforts. Chairman Koenig noted that when the representatives from Trailer Estates recently visited they commented on how well kept the grounds are here at Tri-Par.
- **Chairman Koenig** spoke on behalf of the Board of Trustees to extend sincere condolences to previous Board Chairman Bob Chvojka on the loss of his wife Lucinda who recently passed away. Bob our thoughts and prayers are with you. God Bless you.

11. ADJOURN THE BOARD MEETING

- **Trustee Borman made a motion** to adjourn the Board Meeting.
- **Trustee von Holdt seconded the motion.**
- The motion carried on a unanimous roll call vote.
- **The Board Meeting adjourned at 8:27 pm.**

This copy of the Minutes of the aforesaid Meeting 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.