

Tri-Par Estates Park and Recreation District
Minutes - Board of Trustees – BOARD MEETING
MAY 19, 2026

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

Chairman Regula opened the Board Meeting

Nice to see so many in person. There were 18 on Zoom last month

Managers' Report

Compliance/Violations:

- 1) Jerry and I did inspections this week and had 14 violations.
- 2) We do not have any violations that we are bring to the board on Wednesday for approval.

Office:

1. Our summer projects are underway. This week the loaner closet was cleaned out and organized.
2. Tami is continuing to work on getting us a free Generator. She has meetings scheduled in the next few weeks and needs us to be supportive to get us ready for storm season.
3. Tami is also working on Policies and Procedures. She is looking at Pool & Spa rules, Background check forms, updating board duties, Rental and Owner forms.
4. FPL is sending out Lewis Tree Service to remove a couple of trees in the park and trim several others. I have contacted the owners to receive their permission.
5. Bud is going to be out of town for the BOT meeting Tuesday and asked if there was a way that he could attend via Zoom. I wasn't sure so when I called Andy (attorney) to cancel the Friday Flea Market meeting I asked him and he said an absent board member can attend and vote via Zoom. He said that the board would need to recognize that Bud is on the Zoom call and make a motion to accept him after the meeting is Called to Order and Roll Call is done.

Maintenance:

1. Water heater has been installed in woman's room clubhouse.
2. Mobile TV Cart has been assembled, and we will have a TV cart for use as needed.
3. Ordered Pool ladder from Galaxy
4. Replaced pool motor, impeller and new wiring whip

Trustee's Reports

Trustee Hunter – Lg. Print books are in circulation, don't donate puzzles if pieces are missing

Trustee Marano – CERT rep will be in next Friday for an assessment and will be at Coffee on June 6th. Would like access to CCTV for Jerry to add content and reduce rumors

Trustee Stanley – 5 of 7 violations have been resolved. There is a work order #592193 in place for the canal work

Trustee Gallagher – Water Restriction is still in place

Trustee Kormann – Get permits several new homes are being installed

Trustee Wright – Will be review CDD in June/July. Discussed insurance liability regarding TriPar truck

Trustee Ward – Pool ladder is on order, Fence line cleaned up. Ongoing projects to be continued.

Trustee LaFortune – Tickets for sale for Memorial Day picnic. Refrigerators are not for personal use.

Trustee Regula – Mentioned Zoom meeting attendance and continued effort to improve upon Social Media, remote access to meetings.

1. APPROVAL OF PRIOR MEETING MINUTES

- **Trustee Ward** made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on April 19, 2026
- **Trustee Kormann** seconded the motion.
- The motion carried on a unanimous roll call vote.

2. FINANCIAL APPROVALS

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

3. INVOICE APPROVAL

- **Trustee Kormann** made a motion to approve Attorney's invoice # 6986
- **Trustee Wright** seconded the motion
- The motion carried on a unanimous vote.

4. PUBLIC INPUT

Resident on Boca Raton: Expressed concern about an unauthorized Facebook group using the community's name, with residents expressing frustration about unregulated discussions and inappropriate content. Commented on misuse of the TriPar Directory.

Resident on Pebble Beach: Suggested creating an "Official" Facebook page – turn off comments. Asked for CERT Representatives name. Discussed the CCTV platform

Resident on Sea Island – Discussed the possibility of a new sound system for the club house

Resident on TriPar - Discussed CCTV functionality. Asked why CERT REP is coming when snowbirds are absent in relation to have a presence in support of the need for a generator.

Resident on Cypress Point: Mentioned AED for various locations in TriPar. Discussed the FM funds request process.

Resident on Midloathian- Questions if TriPar has a registered Trademark

5. UNFINISHED (OLD) BUSINESS

Policy 3.3.4 Lock Up & Night Closing

- Policy was adopted by unanimous vote.

Flea Market Operations

- Various operational issues, with the primary focus on flea market operations and associated legal compliance requirements.
- The board also discussed a proposed policy draft for flea market and scrap metal operations that would address liability issues, insurance requirements, and compliance with Florida's Sunshine Law, though the decision on whether to approve the draft was ultimately tabled until the next board workshop in June

6. NEW BUSINESS

None

7. ADJOURN BOARD MEETING

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

The Board Meeting adjourned at 12:30 p.m

SECRETARY: _____