

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
November 12, 2024

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, and Stith, Director Pierce was absent. Let the records show that Lois Yassanye was also present. The pledge of allegiance was recited.

Ms. Stith stated the minutes of the last meeting of October 1, 2024, were published in the Beacon, posted on the bulletin board, and made a motion to accept the minutes as published. The motion was seconded, and the minutes were accepted.

Our new board member, Brian Bohlen, was sworn in by Secretary Stith.

Correspondence

One lengthy letter was summarized the first item was an in-depth explanation of different external hard drives and back ups for the office computers. Suggestions included starting a fund raiser for new playground equipment, hiring a professional to paint the clubhouse interior instead of using volunteers and the idea of asking the members to help chose a paint color is absurd. The letter also stated that three deed violation letters are a waste of time, we should take immediate action after the first notice. The letter also said the board should consider installing speed bumps to cure the speeding issues and comments on the fee that the online platform charges for paying the HOA fees online.

Treasurer's Report: Ms. Murphy reported that there is \$109,304.12 in the operating account; \$14,025.76 is pre-paid leaving a balance of \$95,278.36. There are 77 delinquents, 1 deceased, 13 liens/pre-liens, 2 foreclosure/ bankruptcies for a total of 93 in various stages of collection. Ms. Murphy also brought to the attention of the board and homeowners that we have \$23,876.81 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees.

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions: Ms. Murphy reported that there were no third letters for October, and presently the deed restriction committee has restarted issuing notices as the

State of Emergency due to the hurricanes has expired.

Old Business:

Entry Signs. The board approved Seabyrd Signs quote, both signs should be installed by the end of November. Total cost with the 10% discount is \$9,591.48.

Children's Christmas Party. There were no volunteers to assist with the Christmas party, so the party has been cancelled

Aqua Fitness Class. The aqua fitness class ended on October 31, 2024, and will not be resuming next year.

Deed Restrictions. When the office receives complaints regarding deed restrictions, the Board member responsible for that area will be sent an email requesting pictures of the violation so the office can send out violation notices.

Clubhouse interior colors. The painting of the interior of the clubhouse has been tabled until next year due to the expenses of debris clean up and tree removal due to the hurricanes. Richard is going to get paint to match the burgundy to touch up where he patched above the windows.

New Business.

Illegal Dumping. Several homeowners have been dumping tree, shrub and lawn debris in the retention areas. This costs the HOA money, which means all members of the HOA, as the HOA bears the cost to clean up the areas. Please take your lawn and tree debris to the dump, or cut it up and put in it bags or trash barrels for your trash hauler to pick up. The county has been cleaning up, but it could take several more weeks for them to finish. The county will not come back for a second round, if they have already picked up debris on your street, it will be your responsibility to remove any additional debris you put out by the road.

Fivay Linear Park. Pasco County has contacted the Board about the old sidewalk along Fivay asking the board to sign a quit claim deed for the strip along Fivay. The County wants to remove the old sidewalk and maintain the "linear park". The HOA does not own that land and cannot sign a quit claim deed for something we do not own. President Botte sent a letter stating this fact and that the HOA has no issue with the County removing the old sidewalk and maintaining the linear park.

Volunteers. The board is asking for volunteers to decorate the signs on Fivay and Clayton. Keep in mind you cannot use nails or screws on the new signs. Please call the office if you would like to volunteer.

Thank You. The board would like to acknowledge and thank David, Steve, Bob, Dennis and Cathy for helping with the cleanup of branches and debris that was strewn around the area after the hurricane. They volunteered their time and effort to help the community.

Tennis Courts. We have a quote from A Total Solutions of \$3,124.94 for repairing the card reader on the gate. This will be tabled for the time being as the board investigates repairing the lighting for the tennis courts, which all agreed is more important.

Announcements & reminders:

December's Board meeting will be December 3rd. The Art & Wine class will return in January. The Quilling class will be held the second Wednesday of the month, December 11th, and the Card Making class will start in January.

Open Forum:

There were discussions about raising the price for renting a table at the craft fair by at least \$10. Presently it is \$5 for members and \$10 for nonmembers.

There were also discussions about having luncheons or functions to get the community together. Anyone wishing to host and/or volunteer to organize these functions can call the office.

Organizational Reports: None

Adjournment: President Botte adjourned the meeting at 7:40 pm.

Lois Yassanye, Recording Secretary
Karen Stith, Secretary