

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
December 3, 2024

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, and Stith, Pierce and Bohlen. 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 November 12, 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.

Correspondence
None

Treasurer's Report: Ms. Murphy reported that there is \$58,793.72 in the operating account; \$21,098.52 is pre-paid leaving a balance of \$37,695.20. There are 61 delinquents, 1 deceased, 9 liens/pre-liens, 1 foreclosure/ bankruptcies for a total of 72 in various stages of collection. Ms. Murphy also brought to the attention of the board and homeowners that we have \$19,724.22 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 five third letters for November, two complied, one for debris (couch) stored on the property, one for parking on the street overnight and one for a sign posted on the property.

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. Seabyrd has had some delays and now the signs will be installed by mid-December.

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. The board has voted and approved sending out violations to homeowners that continue to dump trash and debris in the retention areas.

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.

New Business.

Tennis Courts. We are presently soliciting bids to have the tennis court lights repaired.

Announcements & reminders:

The next board meeting is January 7, 2025.

2025 Event Calendar.

March 22nd Craft and Bake Sale
March 29th Community Garage Sale
October 4th Craft and Bake Sale
October 11th Community Garage Sale
October 18th Substitution date for either craft sale or garage sale due to weather conditions
October 31st Trunk or Treat

VOLUNTEERS FOR WOULD BE APPRECIATED FOR ALL ACTIVITIES

The new website is live.
The board also wants to thank Dennis for cleaning up around the Woodward Village Sign and David for repairing the timer for the pool light.

Open Forum:

Several of the neighboring HOA's use the Estates Clubhouse for their meetings. Since the Estates clubhouse was damaged by hurricane Milton, we have allowed them to use our clubhouse. All the meetings have been held in the evening on a weekday and may continue for several months next year. The Estates would like to use our Clubhouse for their annual meeting on Saturday, March 29, 2025. BWE normally reserves the weekends for

members to rent the clubhouse. The Estates are willing to pay rent for that day. The board has agreed and will charge them half of the normal rental fee.

Organizational Reports: None

Adjournment: President Botte adjourned the meeting at 7:30 pm.

Lois Yassanye, Recording Secretary
Karen Stith, Secretary