

Original Post January 17, 2025
Revised Post January 27, 2025
BOARD OF DIRECTORS

February 4, 2025
AGENDA

- 1. Roll Call–Karen Stith - Pledge of Allegiance**
- 2. Minutes of last meeting on January 7, 2025, Board of Director’s Meeting-Karen Stith Correspondence –**
- 3. Treasurer’s Report – Margaret Murphy**
- 4. Architectural Control and Deed Restriction Committee- Margaret Murphy**
 - Lot 467 Uneven sidewalk, trip hazard
 - Lot 408N Vehicle parked on street overnight
 - Lot 191N Debris stored on property

5. Old Business- Beverly Botte

Pool Pump. The recirculating pump motor for the pool has locked up and caught fire internally. Taking the impeller and all the seals with it. It will cost \$5500.00 to \$6000.00 to replace depending on the work that needs to be done for the plumbing hook ups.

Green Space/retention area. Motorized vehicles are not allowed in the green spaces or retention areas. We have ordered signs to post at entrances of the green space.

6. New Business

Retention Area resolution proposal. Review proposed resolution.

Proposal for changing the deed restriction reporting in the Beacon. Presently we report 1st violations and complied by lot number. The proposal is to list the second and third violation notices by address, and list the number of 1st violations by category without identifying the lot or address. Noting the comments from our attorney advising against using addresses or names.

Proposal for changing the deed violation notice procedures. Review proposal.

Discuss using Article VI section 2 of the Declaration of Covenants, Conditions and Restrictions. This article discusses cleaning/repairing properties the Owner has failed to maintain and charging the Owner for the costs to complete the cleanup and repairs.

Discuss modifications of the retention area. Several areas are gopher tortoise habitat and protected. The resolution dated May 11, 2010 declares the “wooded areas as no admittance for humans and/or pets, including, but not limited to strolling, sitting, running, lounging, sleeping, jogging, camping or playing” ...

Proposal for movie night. In the August 9, 2022 meeting minutes it was announced that we would need to have a copyright license to show movies for a cost of \$2289.00 per year.

Hurricane cleanup. We are working on cleaning up all the trees in the retention area that have been damaged by the hurricanes. This is a slow process, please note that we have identified and removed any trees that may cause harm to homeowner lots. If you have concerns about a specific area please contact the office.

Lock your car doors. The office has received a report of someone going through the community checking card doors overnight. Please make sure to lock your car doors and contact the Sheriff if you see anything.

Who to contact. Please contact code enforcement to report inoperable vehicles or expired tags. Contact the Sheriff's department for Trespassing issues, noise complaints or neighbor disputes. Contact WREC for streetlights that are not working. Contact the office for questions about deed restrictions, architectural forms or general community information.

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

Suggestions

7. Organizational Reports-None

8. Announcements & Reminders:

Annual Membership Meeting. The annual membership meeting will be held April 21, 2025. 3 Board seats will be open for election

The next meeting is March 4, 2025

9. Open Forum

10. Adjournment: