

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
February 4, 2025

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

Ms. Murphy stated the minutes of the last meeting of January 7, 2025, 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 \$152,383.10 in the operating account; \$97,374.88 is pre-paid leaving a balance of \$55,008.12. There are 149 delinquents, 1 deceased, 10 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 161 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$32,155.55 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 three third letters sent for January, one for an uneven sidewalk, one for a vehicle parked on the street overnight and one for debris stored on the property which was cured.

Old Business:

Pool Pump. The pool pump has been replaced at a cost of \$5831.50 to pool medic

and \$175.00 to Pasco Electric for the electrical connection.

Green space/retention area. Motorized vehicles are not allowed in the green space or retention areas. We have posted no trespassing signs at the entrance to these areas.

New Business

Retention Area Resolution Proposal. Since the HOA has been threatened with a lawsuit if the resolution is approved, the voting on this resolution has been tabled while our attorney reviews our documents. However, many homeowners in attendance were allowed to speak about this issue. The majority of the homeowners in attendance were against the area being used as a walking/bike path. Objections brought up by the members: This is a retention area and wetland; it has a purpose to contain runoff during heavy rains and the rainy season. This could be impacted by constructing a walking path as well as the homes that back up to the area.

There are sinkholes throughout the area it is not safe to be walking around in the area. Coyotes and rattlesnakes are present throughout the area as well as gopher tortoises that are protected species.

Who will maintain the path and at what cost? Who will monitor the use of the path? There already are people that do not belong to Beacon Woods East using the path since it was posted on social media. How will you get rid of the people using it that are not members?

How will you enforce any rules for the path? What happens if we flood because of the mulch/debris from this path clogging the culverts that drain into the area?

This could become a fire hazard with people smoking on the path especially during dry seasons.

People on the path are trespassing on homeowners lots to get to and from the path. The mulch on the path is hiding roots, someone has already tripped and fell on the path. Mulch is not a stable path.

Do we need county, state or federal permits to construct this path?

Will our liability insurance be increased because of this? Will it be enough to cover a lawsuit if someone gets hurt?

Where will it stop, next will be the retention area around the clubhouse and the lake on fivay.

Proposal for changing the deed restriction reporting in the Beacon Newsletter.

Presently we report first violations and complied violations by lot number. The proposal is to list first violations by category without identifying the lot number or address and listing the name and address of the second and third violations. Another proposal was to list the first violation by category and the second and third by lot number. The second proposal was voted on by the Board and approved.

Comments were expressed about the decreased number of violations being sent. Ms. Murphy explained that the committee needs more volunteers to help with deed violations.

Proposal for changing the deed violation notice procedure. This was not discussed and will be revisited in a future meeting if necessary.

Discuss using Article VI section 2 of the Declaration of Covenants, Conditions and Restrictions. This article discusses cleaning/repairing properties when the Owner has failed to maintain the property and charging the owner for the cost of the clean up and repairs.

Homeowners have suggested there should be neighborhood clean ups. Neighbors helping neighbors, the HOA should not be entering on homeowners' properties. Many times, the violations are because someone is sick or in need of help, we cannot expect them to pay fees incurred by the HOA for cleaning/maintaining their property. And would only create more animosity between the homeowner and the HOA.

Proposal to start a movie night. In the meeting minutes of August 9, 2022, it was noted that we would need to have a copyright

license to show movies for a cost of \$2289.00 per year. This proposal was not approved.

Hurricane cleanup. We are still working on cleaning up the trees in the retention area that were damaged or downed by the hurricanes. It is a slow process, please note that we have removed most trees that could be a danger to a homeowner's property. If you have concerns, please contact Lois at the HOA office.

Lock your car doors. The office has had reports of someone canvassing the community at night checking car doors. Please make sure you lock your car doors and call the Sheriff if you see anything.

Who to contact. Please contact code enforcement to report inoperable vehicles or expired tags. Contact the Sheriff's office for trespassing issues, noise complaints or neighbor disputes. Contact WREC to report streetlights outages. 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 the craft sale or community garage sale in the event of inclement weather.
October 31st Trunk or Treat
Volunteers for all activities would be appreciated.

Suggestions

Last year's trunk or treat was barely attended, a suggestion was made that we could offer prizes for decorations for the trunk or treat participant to entice more participants.

Organizational Reports. None

Announcements and Reminders
The annual membership meeting will be held April 21, 2025, at 7:00 pm. Three board members seats will be open for election.

Nancy Clemmons and Marie Harty have been appointed to the Election Committee. The next Board Meeting will be March 4, 2025, at 7:00 pm.

Open Forum

One member has said he works for a subcontract of Duke Energy and can help with getting the cable box at Clayton and Shadberry repaired.

The board has been asked to put a reminder in the Beacon Newsletter regarding cleaning up after your dog.

The Board will be purchasing mulch for the areas around the new entry signs at Clayton and Fivay, around the lake by Fivay and around the clubhouse. The Board is asking for suggestions for plants to complete the area round the new entry signs.

Adjournment: President Botte adjourned the meeting at 8:53 pm.

Lois Yassanye, Recording Secretary
Karen Stith, Secretary