

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

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

Ms. Stith stated the minutes of the last meeting of February 4, 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**

Letter of resignation from Director Bohlen

**Treasurer's Report:** Ms. Murphy reported that there is \$140,263.12 in the operating account; \$104,352.01 is pre-paid leaving a balance of \$35,911.11. There are 93 delinquents, 1 deceased, 10 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 105 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$24,161.13 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 was one third letter sent for February for debris stored on the property.

**Old Business:**

**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 and will be starting in the April Beacon newsletter.

**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

**New Business:**

**Retention Area Resolution Proposal.**

The board discussed the resolution and explained that when the developer turned over the community property to the HOA, that the warranty deed specifically states this area is a common area and can be used for "ingress, egress, utility, drainage and bicycle path". However, SWFWMD considers this area a wetland and to modify/improve this area the HOA will have to apply for permits from SWFWMD, which could cost several thousand dollars. The board is still looking into what signs need to be posted for liability purposes. Members and the board have asked Brian to take down all posts about the path.

**The wall at the outside bathrooms by the tennis courts.** The wall has several severe cracks and is pulling away from the clubhouse wall. It will need to be removed for safety reasons.

**The cable box at Shadberry and Clayton.**

Margaret and Lois spoke to a Frontier crew that was in the neighborhood repairing broken

cables, Frontier has confirmed this is a Frontier box and have submitted a repair order. It could take several months to get this repaired/removed. But we may have finally got a solution to this eyesore.

**Clubhouse interior painting.** Richard is going to paint the interior of the clubhouse. He will most likely start this summer during the rainy season.

### **2025 Event Calendar**

March 22<sup>nd</sup> Craft and Bake Sale

March 29<sup>th</sup> Community Garage Sale

October 4<sup>th</sup> Craft and Bake Sale

October 11<sup>th</sup> Community Garage Sale

October 18<sup>th</sup> Substitution date for the craft sale or community garage sale in the event of inclement weather.

October 31<sup>st</sup> Trunk or Treat

Volunteers for all activities would be appreciated.

### **Suggestions:**

### **Organizational Reports. None**

#### Announcements and Reminders

The annual membership meeting will be held April 21, 2025, at 7:00 pm. Four board members seats will be open for election, and we have four applications.

Nancy Clemmons and Marie Harty have been appointed to the Election Committee.

The next Board Meeting will be April 1, 2025, at 7:00 pm.

### **Open Forum:**

A homeowner has offered to pay to have one of the tennis courts striped for pickleball. The board has agreed to this, and he will be working with the office to make this happen.

They were discussions about starting other activities such as corn hole games.

Many homeowners have brought up the issue of members not cleaning up after their dogs.

The board will continue to post this in the Beacon and on the website.

There were also discussions about instituting a fine committee to hold hearings with

homeowners that refuse to abide by the deed restrictions. The board will consider this and continue discussions with homeowners about volunteering for this committee.

Many homeowners have complained about the soliciting in the community. If you can get a card or contact information for the company, you need to call the main office and complain. If the company has a state license you can file a complaint with the state.

Marie Harty is working with Canterbury Farms for plants around the new signs at Clayton and Fivay.

**Adjournment:** President Botte adjourned the meeting at 7:58 pm.

Lois Yassanye, Recording Secretary  
Karen Stith, Secretary