

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
May 6, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors, Murphy, Pierce, Stith, Hess, and Daws. Director Rossi was absent. 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 April 1, 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 \$142,906.64 in the operating account; \$74,549.85 is pre-paid leaving a balance of \$68,356.79. There are 90 delinquents, 1 deceased, 19 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 111 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$30,715.61 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees. 7 have been sent to the attorney for the intent to claim, total owing \$2,376.00, 4 the attorney has sent the intent to claim of lien, total owing \$2,155.82, 8 have had liens recorded on the house, total owing \$13,510.52. The remainder of the \$30,000.00 are homeowners that have not paid the 2nd quarter assessments.

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions:

Ms. Murphy reported that no third letters were sent in April.

Old Business:

Mulch and plantings. Most of the mulch has been spread throughout the common areas, we are still looking for suggestions on plants for the new signs at Fivay and Clayton. We are waiting on planting things around the signs until the county has finished laying the sod for the trail on Fivay. Then we will be able to repair our sprinkler heads and start watering that area.

New Business:

Home Businesses. Just a reminder that running a business out of your home is prohibited by the deed restrictions.

Fining Committee. There have been discussions about starting a fining committee in the past couple of meetings. President Botte summarized that once a fine is proposed, the fining committee must hold a hearing with the homeowner within 90 days. If the homeowner does not respond or continues to postpone, the committee would have to recommend the next step, which would be mediation. The board is going to address this again at the next meeting after the board has had time to review the state statutes regarding fines for deed violations.

Key Card Access System. The key card access system has been repaired, and both the tennis court and pool gates are operating properly.

Pool Attendants and Security Guards.

Ms. Yassanye has solicited bids for security guards. The bids range from \$23 to \$25 per hour. With all companies expressing the need to have full-time shifts. This would ensure that the same guards would be working, allowing the guards to develop a relationship with the homeowners. The board does not believe hiring pool attendants will solve the issues that have been happening at the pool. Ms. Murphy stated that one of the HOA's in the area has said they have found that the cost of security exceeds any damage or cleaning costs that would be incurred. One of our biggest issues is

members letting other people in, if they do not have a key card or it is not working. There are several reasons for their key card not working, including delinquent assessments or disorderly conduct, in both cases the member has lost their privileges, and the key card has been deactivated. At the present time the board is asking all members to assist in reporting/identifying anyone causing problems in the common areas.

Bids DAS Executive Protection:

44 hours weekly. \$1082.84 weekly

TSG Security:

224 hours monthly. \$6048.00 monthly

N-Tact Security

277 hours monthly. \$6925.00 monthly

Homeowners have asked about updating the camera system. Ms. Yassanye is presently soliciting bids for a new camera system.

Clubhouse wallpaper cleaning. Ms. Murphy has asked for volunteers to help clean the wallpaper in the clubhouse. We are trying to clean it to see if it is salvageable. Otherwise, it will need to be removed and painted when we paint the walls above the chair rail. It was agreed that this will start Thursday May 22nd at 10:00 am. Hopefully this can be completed in a couple of hours, if not it will be continued that Saturday May 24th at 10:00 am.

2025 Event Calendar

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:

Organizational Reports. None

Announcements and Reminders

The June meeting will be on the second Tuesday, June 10, 2025 at 7:00 pm.

Open Forum:

There were more questions about people being in the retention area. President Botte explained that the warranty deed allows homeowners to use all common areas, and this area is deeded by the developer as a common area. Several homeowners asked if there is a way to amend the warranty deed. The board will inquire about this with the Attorney. Another homeowner has concerns about the gopher tortoises in these areas and is worried about the required buffer zone per the state as the tortoises are a protected species.

The Cares Center has been shut down due to funding. Two instructors from the Cares Center have presented proposals to teach tai chi and line dancing classes at our clubhouse. Tai Chi would be held on Monday and Thursday mornings at 9:00 am and line dancing would be held Monday morning at 10:00 am. Ms. Yassanye asked if the time could be adjusted as the office does not open until 9:00 am. Both instructors are willing to adjust the times as long as they can continue morning classes. The board will review and decide how to accommodate these classes.

A homeowner asked about volunteering, and what they would be volunteering for. It was explained that throughout the year there are different activities that would need volunteers, planting around the signs, the Christmas party among other activities that would be announced throughout the year.

A homeowner wanted to know why there are so many lawns that are dead, and what the deed restriction committee is doing about it. President Botte explained that the State does not allow HOA's to send violations for dead lawns while we are under water restrictions and drought conditions.

Adjournment: President Botte adjourned the meeting at 7:42 pm.

Lois Yassanye, Recording Secretary
Karen Stith, Secretary