

**Original Post June 18, 2025  
BOARD OF DIRECTORS**

**July 1, 2025  
AGENDA**

- 1. Roll Call–Karen Stith - Pledge of Allegiance**
- 2. Minutes of last meeting on June 10, 2025 Board of Director’s Meeting-Karen Stith  
Correspondence – none**
- 3. Treasurer’s Report – Margaret Murphy**
- 4. Architectural Control and Deed Restriction Committee- Margaret Murphy  
Lot 801 Grass exceeds 8” in height**
- 5. Old Business- Beverly Botte**

**Pool Rules.** Members are still bringing food into the pool area and not showering prior to getting in the pool. Food, candy, snacks etc. are not allowed in the pool area. May 19, Richard came into the pool full of candy and chip rappers and paper towels. This will clog the pumps and filter grid. We replaced the filter grid in June of 2024, costing \$1961.00. This grid should last 5-7 years. The grid is already showing staining and wear. You must shower prior to getting in the pool, especially if you have used suntan lotion. This clogs the filters and decreases their life span. Reminder, no food or alcohol is allowed in the pool area.

**Fivay Linear Park.** Pasco County has continued to state that BWE owns and is responsible for maintaining the strip of land between the sidewalk and the lot line at the back of the houses on Fivay. A title search will cost around \$1,100 to complete.

**Dumping in the retention area.** Richard is still finding a lot of tree and lawn debris being dumped in the retention area, especially behind Braxton Drive and Woodward Drive. Many homeowners fought about the path designation but do not want to call out anyone dumping. The cleanup costs all homeowners.

**Office Air conditioner.** The office air conditioner has been replaced, we had three bids, Progressive \$9400.00, Bayonet, \$9100.00 and Airpro \$8800.00. Airpro was selected as we have a contract with them for bi-annual maintenance of our AC’s.

**6. New Business**

**Welcome New Community Association Manager – Thomas McNees.**

**Light Pole in clubhouse parking lot.** There was a car that took out one of the light poles in the clubhouse parking lot by the playground on June 7, 2025. Lois has been in touch with the insurance company for the car that hit the pole and is working to be reimbursed for the cost to replace the pole. The cost is \$2481.00.

**Updated camera security system.** Tri-County Locksmith’s bid was approved for updating our security camera system for a price of \$10,197.92.

**2025 Event Calendar.**

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 either craft sale or garage sale due to weather conditions

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

**VOLUNTEERS FOR WOULD BE APPRECIATED FOR ALL ACTIVITIES**

**Suggestions**

**7. Organizational Reports-None**

**8. Announcements & Reminders:**

**The next meeting is August 5, 2025**

**9. Open Forum**

**10. Adjournment:**