

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
June 10, 2025

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

Ms. Stith stated the minutes of the last meeting of May 6, 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 \$127,244.54 in the operating account; \$76,016.95 is pre-paid leaving a balance of \$51,227.59. There are 46 delinquents, 0 deceased, 15 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 62 in various stages of collection.

We have \$149,571.56 in pooling reserves and \$209,853.74 in standard reserves.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$22,372.85 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees. 8 have been sent the intent to claim lien by the attorney for a total owing \$4,104.87, 7 have had liens recorded on the house, for a total owing \$11,647.52. The remainder are homeowners that have not paid their 2<sup>nd</sup> quarter assessments.

**Community Association Manager's Report:**  
None

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported that one third letter was sent in May.

Lot 108N Trash/debris stored on property, inoperable vehicle in driveway.

**Old Business:**

**Security Camera System.** We missed putting this on the agenda, but we have 3 bids for upgrading the security camera system. Tri-county Locksmith is a local company here on US 19, \$10,197.92, Surveillance Technologies \$10,187.40, the final one A total solutions \$21,084.00. Director Murphy made a motion to approve the Tri-county quote as they are a local company and they also can work on our key card system, instead of using the company from out of town. The system will have 30-day storage for access to old videos. And we will be adding cameras to provide better coverage of the parking lot. The Tri-County quote was approved.

**Fining Committee.** President Botte asked if the board members had a chance to review the state statutes handed out last month regarding the fining for violations. Director Murphy commented that she could not see a putting a lot of effort into starting this if it is going to put more work on the office staff, or finding people to staff the committee. It is not going to shorten the time we have to go after a homeowner for a violation. They will still have 3 weeks for the 1<sup>st</sup> notice, 3 weeks for the 2<sup>nd</sup> notice, 3 weeks for the 3<sup>rd</sup> notice then it goes to mediation and after that to court if it is still not taken care of. With the fining committee they have 90 days to follow through with the fining committee. Director Daws said the complaints he has heard would not be resolved by a fining committee. The Board has agreed, and the Fining Committee will not be pursued.

**New Business:**

**Changing our office hours.** We are considering changing office hours from 9 to 5 to 8 to 4. Lois is retiring and we have one applicant for her position that would prefer those hours. Both President Botte and Director Murphy have been watching to see what kind of traffic we have from 4 to 5 in the afternoon

and have found we don't have much traffic during the last hour. Director Murphy said Lois has stated she has had people in the office before 9 so they can do their business prior to going to work.

One homeowner asked if we have Saturday hours, we are closed Saturday and Sunday. There is always the drop box for use. Another homeowner said the only downside is for the evening activities. Director Murphy pointed out that those instructors have keys and alarm codes because they have to lock up when they leave at 6 or 7. So they would be able to open up and lock up. And when the other associations have meetings in our clubhouse, Board members open up and lock up after them. We do not give access to nonmembers. Another homeowner asked if the pool hours would change to match the office hours. The pool hours would remain 9 am to 9pm. A motion was made to change the office hours, all the Board members agreed, and the office hours will change July 1<sup>st</sup>.

**Pool Rules.** We are still having issues with people bringing food into the pool area. People are not showering before they get into the pool. Richard is cleaning the pool filters every other day. People are applying sunblock, which we understand but we need you to shower to remove the sunblock prior to getting in the pool. Do not bring food or alcohol in, Richard is finding chip and candy wrappers and paper towels in the pool which clogs the pump and filter grid. We replaced the grid in June of 2024, costing \$1961.00, this grid should last 5 to 7 years and is already showing signs of stains and wear. The other issue we have is people with long hair, not tying it up. And most of them are men. They cannot believe they have to tie it up. The pool filters should not have to be cleaned but every 8-10 days. Richard is having to clean them every other day. The board is asking for volunteers to patrol the pool area on weekends to take a look and make sure people are complying with the pool rules. All the rules are posted in at least 2 places. During the week we would only need someone during the evenings. We are having an ant problem, probably because people are bringing food into the area.

**Fivay and Linear Park.** Pasco County has continued to state the BWE owns and is responsible for maintaining the strip of land between the sidewalk and the back lot line of the houses along Fivay. A title search will cost approximately \$1100.00 to complete. The board is considering this but would like input. Even though the County asked for our permission to remove the old sidewalk after they completed the new sidewalk and we told them we did not own it so they could do as they pleased. Now they are telling homeowners it is our responsibility.

**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, Berkley, and Woodward. Many fought the path designation but do not want to call anyone out for dumping. Please if you see someone dumping report it to the office, if you can take a picture.

**Office AC.** The office AC has had a couple of issues. We are looking to replace it and are presently getting bids. That was the reason for the fire department being here last Wednesday (June 4<sup>th</sup>).

### **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 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.

Just a reminder to all board members to patrol their areas and send pictures with addresses to the office for deed violations.

**Paint Selections.** The wallpaper needs to be removed; it is not salvageable. Richard will be removing the wallpaper and chair rail, cleaning, painting, and reinstalling the chair rail. Colors will be selected from the samples that were at the meeting. The lower section will be a darker color and the upper will be lighter.

**Suggestions:**

**Organizational Reports. None**

**Announcements and Reminders**

The next meeting will be held on July 1, 2025,  
at 7: 00 pm.

**Open Forum: None**

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**Adjournment:** President Botte adjourned  
the meeting at 7:25 pm.

Lois Yassanye, Recording Secretary  
Karen Stith, Secretary