

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
July 1, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, Pierce, Hess, and Daws. Let the records that Thomas McNees was also present... The pledge of allegiance was recited.

President Botte read the correspondence from Karen Stith announcing her resignation from the Board effective immediately. Director Pierce was appointed Secretary in her place.

Ms. Pierce stated the minutes of the last meeting of June 10th, 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 Report:** Ms. Murphy reported that there is \$108,171.91 in the operating account; \$82,544.00 is prepaid leaving a balance of \$25,627.91. There are 40 delinquents, 0 deceased, 12 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 53 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$19,954.62 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees. 5 have been sent the intent to claim lien by the attorney for a total owing \$2,485.64, 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 June.

Lot 801 Grass exceeds 8" in height.

#### **Old Business:**

**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. Richard is still finding the pool full of candy and chip wrappers 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 filter and decreases their lifespan. Reminder, no food or alcohol in the pool area.

**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 been replaced. Three bids were received from Progressive \$9400.00, Bayonet, \$9100.00 and Airpro at \$8800.00. As a result, Airpro was selected to replace, as we have a contract with them for bi-annual maintenance of our AC's.

#### **New Business:**

**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. After the result of further discussion and review.... Director Murphy made a motion and seconded by Director Rossi to conduct a title search of the property in question to determine who owns it. Motion was voted on and approved unanimously.

**Light pole in Clubhouse parking lot.** There was a car that took out one of the light poles in the clubhouse parking lot on June 7<sup>th</sup>, 2025. The light pole has been replaced by Pasco Electric at a cost of \$2,481.00. Lois has been in touch with the insurance company of the car that hit the pole and is working to have the cost reimbursed.

**Updated camera security system** Tri-County Locksmith's has installed the upgraded 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 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 next meeting will be held on August 5th, 2025, at 7: 00 pm.

### **Open Forum:**

Director Rossi brought up an issue that cars park on the grass along Clayton while waiting for school buses. He wants to post no parking

signs in these areas to protect the grass and prevent breakage of the sprinkler heads. As a reminder, no one should park on the grass in the common areas.

A homeowner asked about hiring Security Officers in the pool area as this has been discussed in previous meetings. The Board decided against this because of the expense.

As a reminder, the Board has asked everyone to keep the street gutters and drains clean. It is the rainy season, and we want to prevent flooding in the streets.

The timeline for deed violations and fining was discussed again. The reason we are not pursuing the fining committee is that it could extend the deadline to cure violations.

**. Adjournment:** President Botte adjourned the meeting at 7:21 pm.

Thomas McNeas , Recording Secretary  
Allison Pierce, Secretary