

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.

BOARD OF DIRECTORS  
September 2, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, Pierce, Let the record show that Directors Hess, and Daws were absent. Also let the records show that Jane Katzen was present... The pledge of allegiance was recited.

Ms. Pierce stated the minutes of the last meeting of August 5, 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 \$85,238.04 in the operating account; \$47,356.49 is prepaid leaving a balance of \$37,881.55. There are 63 delinquents, 0 deceased, 21 liens/pre-liens, 0 foreclosure/bankruptcies for a total of 84 in various stages of collection. We have 8 liens for \$12,614.90, 3 intent to lien \$1,227.82, 10 pending intent to lien letter for \$3,926.41 for a total of \$17,769.13. We have a total of 50 homeowners that owe two or more quarters \$4,490.87, 13 homeowners that owe one quarter \$2,484.00.

Ms. Murphy stated that we will be presenting the budget at the next meeting, with this many people owing it would be hard not to raise the dues.

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

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported that four (4) third letters were sent in August.  
Lot 108N Tall grass .

Lot 930 Grass exceeds 8" in height  
Lot 707 Grass exceeds 8" in height  
Lot 097N Tall grass

**Old Business:**

**Pool Rules.** Bring back the sign-in sheet and handing out pool rules to all members entering the pool or purchasing a key card. Any member letting people in that do not have a key card or a non-functioning key card will have their key card deactivated for 30 days. The member will need to come into the office to have the key card reactivated once the suspension time has elapsed. All homeowners need to understand that people with a key card that is not functioning have had their key card deactivated for one of several reasons – past due assessments, failure to comply with the pool rules, misconduct toward others in the common areas or misconduct toward HOA staff. We had to close the pool due to a homeowners son damaging one of the ladders in the deep end. To comply with Health Dept. regulations we are required to have 2 ladders in the deep end because our pool is more than 30 feet wide. The liability alone was enough for the Board to close the pool. New ladder has been ordered we expect delivery in 2 -3 weeks. The cost is \$1,448.75 which does not include installation.

**New Business:**

**Title search.** The parcel information was sent to Sunset Title to perform the title search on the strips of land along Fivay. Sunset title came back with this property is the County's and was dedicated to the county in 1980. The suggestion was to inform the County of this dedication and have them provide us with title searches proving otherwise. The County should be maintaining these 3 strips of land. I have emailed the County Attorney Nicki Spirtos and the County Real property Manager Heather Wolfe. As of yet we have had no response. The title company did not charge us for this.

## **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.

**Adjournment:** President Botte adjourned the meeting at 7:30 pm.

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary

## **Suggestions:**

### **Organizational Reports. None**

### **Announcements and Reminders**

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

## **Open Forum:**

Homeowner asked if we knew who damaged the ladder and will they be charged, the board had a meeting with the mother before knowing how much damage was done. We will have further decisions with the mother regarding the cost to repair.

Homeowner was concerned about a person sawing a tree by basketball court at 8pm at night. The tree was full of bees, and it was the beekeeper we hired to remove the bees.

Homeowner feels that the homeowners that are paying are being punished by raising the dues to cover the homeowners that are not paying. Would like to see us do more to recover past due balances. We are doing everything legally allowed by the States statutes.

Homeowner made a comment about the news article where a State Representative wants to dissolve all HOA's in the state. This is just talk at this point.

Homeowner is concerned about the speeding on Woodward Drive. The county should be contacted and to monitor this road.