

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
December 2, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors Beverly Botte, Rob Rossi, Margaret Murphy, Allison Pierce Dan Hess. Director Daniel Daws was 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 November 4, 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 \$39,477.84 in the operating account; \$12,851.05 is prepaid, leaving a balance of \$26,626.80. There are 89 delinquents, 1 deceased, 17 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 10 in various stages of collection. We have 7 liens for \$11,784.51, 10 intents to lien \$5,505.78, for a total of \$17,290.27. We have a total of 23 homeowners that owe two or more quarters \$6,658.92. 49 homeowners that owe one quarter \$4,792.44.

**Community Association Manager's Report:**

None

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported that one (1) third letters were sent in November.  
Lot 494 Grass exceeds 8" in height.

When the 1st violation is sent out, the resident has 3 weeks, if not taken care of after the 3 weeks a 2<sup>nd</sup> notice of violation will be sent. They have 3 weeks to comply. If not taken care of the 3<sup>rd</sup> letter will be sent

certified giving them 3 weeks to do this. If they have not taken care of it, it will get sent to the attorney.

**Old Business:**

Dates for 2026 Craft & Bake sales and Garage sales.

Getting information on a hot dog vendor for craft and bake sales.

Charging \$1.00 more for a table at craft fair for coffee & donuts during set up.

**New Business:**

Dates for 2026 Craft & Bake Sales March 21 & October 10, 2026

Garage sales March 28 & October 17, 2026  
The hot dog vendor is a minimum of \$250.00.

If amount is not made the money from the rental of tables will pay the balance. No donuts or coffee will be offered to the vendor during set up for Craft & bake Sale.

Board approved the courtesy calls and 18% interest to residents that are behind on their assessments fees. These will be added to their balance, if not paid within 30 days of Notice of Late Assessment letter.

Inspector came out & looked at clubhouse roof. There is wood under shingles that do need to be replaced due to soft area and shingles are old.

We had 3 proposals Trust Roofing \$49,380.27, Nature Coast \$40,000 and Simtech \$39,500  
We would like to get a new roof before rainy and hurricane season.

Motion was approved by Directors.

Retention Pond areas – residents are throwing branches over their fences. Please do not do this.

Regarding chickens and Pasco County allowing chickens in yards this is not allowed in Beacon Woods East as it is HOA regulation.

**2026 Event Calendar**

Volunteers for all activities would be appreciated.

**Suggestions:**

**Organizational Reports. None**

**Announcements and Reminders**

The next meeting will be held on January 6, 2026, at 7: 00 pm.

**Open Forum:**

None

**Adjournment:** President Botte adjourned the meeting at 7:20 pm.

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary