

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
February 3, 2026

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 January 6, 2026, 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 \$41,865.96 in the operating account; \$93,889.06 is prepaid, leaving a balance of (52,023.10). There are 146 delinquents, 1 loss, 17 liens/pre-liens, 2 foreclosure/ bankruptcies for a total of 10 in various stages of collection. We have 7 liens for \$13,114.51, 10 intents to lien \$6024.58, for a total of \$19,139.09. We have a total of 29 homeowners that owe two or more quarters \$8215.87 homeowners that owe one quarter \$11,308.83

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions:
Ms. Murphy reported that (3) third letters were sent in January.
Lot 108N Stuff in front of garage
Lot 108N Debris on the side of house
Lot 245N Debris on side of house in the shrubs

Old Business:

New Business: New Board applicants 3 open seats: Douglas Walbert, Robert Rossi & Allison Pierce.

Garden Committee to plant flowers by the entrance sign at Fivay and Clayton.
Belly Dancing Classes on Wednesday's 6:30pm – 7:30pm Board approved.

2026 Event Calendar

Craft and Bake Sale Dates March 21 and October 10, 2026
Donate Blood March 21, 2026, Big Red Bus will be in the parking lot 10am – 1pm
Community Garage Sale dates for March 28 & October 17, 2026

Volunteers for all activities would be appreciated.

Suggestions:

Organizational Reports. None

Announcements and Reminders

The next meeting will be held on March 3, 2026, at 7: 00 pm.

Open Forum: Resident asked if he could put up birdhouses in retention area. Board Approved. Resident will go with Richard to make sure birdhouse will not interfere with mowing.
Lot 858 was concerned about a tree on the Nature Trail due to it being at a 45-degree angle. Looks like it is about to fall.
Are employees' salary or hourly? Hourly.
Wanted to know why the budget increase went up \$40,000.00 on salaries from the 2025 budget. Vice President Rossi spoke up & told him that they couldn't find anyone to work for the low amount the Board was offering, and we are still paying below average pay.
Resident's wife would like for Board to check with 4 - 5 management companies to see what the cost would be instead of having employees and wants to see a list of duties for the 2 secretaries do. Vice President told her they are not secretaries & told them that the Board had looked into a management company when the past CAM gave notice. Wife said we do not

need 2 secretaries in the office. Treasurer Murphy told them that 2 people are needed in the office.

and that one is part-time. Also, if one is on vacation or sick.

Resident's wife said that one secretary in the office can do the bills and get assessments fees.

Vice President Rossi spoke up and stated she is not a secretary. President Botte said she is a CAM (Community Association Manager).

Which you must take classes and get licensed by the "State of Florida". And take continuing education courses. Which we do not pay for.

They pay for their classes.

A homeowner stated that at a previous board meeting that the Board did look into a management company when CAM gave notice.

Lot 858 Wanted to know why we can't hire someone to do the violations.

Board said that would cost more money.

Previous Board meetings are not but 10 minutes long.

Director Hess said he would contact 3 management companies.

Homeowner stated that a management company would be over budget.

Lot 858 Wanted to know why budget wasn't posted. Directors told him that they are posted on web and not in the Beacon News. Can be picked up at the office.

Resident wanted to know about house on Wagner said that it was in terrible shape, and he had contacted the management company and was told that it was in foreclosure/HUD.

Board member said we are working on it and Pasco County Records still show in the owner's name.

D'Vora Cannell with National Cremation & Burial came in wanting to ask if Beacon Woods East would let her come in and do a workshop with meal included. If anyone is interested please contact the office.

Adjournment: President Botte adjourned the meeting at 8:00 pm.

Jane Katzen, Recording Secretary
Allison Pierce, Secretary