

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

President Botte called the meeting to order at 7:00 pm. Present were Directors Beverly Botte, Margaret Murphy, Allison Pierce, Dan Hess and Daniel Daws. Rob Rossi 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 February 3, 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 \$115,070.11 in the operating account; \$105,214.57 is prepaid, leaving a balance of 9,855.54. There are 103 delinquents, 8 liens/pre-liens, 2 foreclosure/ bankruptcies for a total of 121 in various stages of collection. We have 8 liens for \$13,779.93, 8 intents to liens \$5534.90, for a total of \$19,314.83. We have a total of 21 homeowners that owe two or more quarters \$5810.95, 82 homeowners that owe one quarter \$7549.03.

**Community Association Manager's Report:**

None

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported no 3rd letters sent in February 2026.

**Old 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. Due to

water restrictions no planting will be done at this time.

Belly Dancing Classes on Wednesday's 6:30pm – 7:30pm Board approved. Management company looking into.

**New Business:** Water ban – As of February 2026, Pasco County is under strict **one-day-per-week** lawn watering restrictions due to a significant rainfall deficit & declining water level. Code Enforcement will be issuing tickets 1<sup>st</sup> time \$100.00 after that \$500.00.

Watering time is 6 p.m. – 8 a.m.

Hot dog vendor had to cancel for the upcoming Spring Craft Fair. We are trying to find another vendor.

Dan Hess volunteered to get 5 bids from management company. 1st one he threw out they wanted \$750,000. (No matter if you had 50 or 5000 homes.) "Town Square" was a program with no pricing. "Realmanage" talked with Amy Edwards he received no pricing, so he called corporate and they had never heard of her. "Associa Gulf Coast" example: it is like McDonalds you pick off the menu and then after all information is collected will tell you the price of what you are wanting for your HOA. "Prime Management" has 3 levels of pricing Basic per month \$17,598.00, Standard per month \$19,122.00 and Premium per month \$31,314.00. Folders with information will be at the office if you would like to look. They will be available for 30 days. March 4, 2026 till April 4, 2026.

**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

Annual Meeting Monday April 20, 2026 at 7 p.m.

Volunteers for all activities would be appreciated.

## **Suggestions:**

### **Organizational Reports. None**

### **Announcements and Reminders**

The next meeting will be held on April 7, 2026, at 7: 00 pm. And the Annual Meeting April 20, 2026 at 7:00 p.m.

### **Open Forum**

Resident asked the Board if they were interested in getting a management company? Board said no it was due to the meeting in February that one couple wanted to know the cost of having a management company and they insisted the board investigate and find out if prices would be cheaper than keeping the employees. Resident also mentioned that he believes that in 3 years management companies will no longer be around.

Homeowner stated that Barrington has a management company and the board has no say so in anything!

Proposal for management company to come into Beacon Woods East. **Motion** made to stop and cease anymore inquiries on management companies. **Vote:** "5 in favor, 0 opposed. Motion passed."

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

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary