

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
April 7, 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 & Daniel Daws. 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 March 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 \$113,240.86 in the operating account; \$69,686.70 is prepaid, leaving a balance of 43,554.16. There are 66 delinquents, 20 liens/pre-liens, 3 foreclosure/ bankruptcies for a total of 89 in various stages of collection. We have 10 liens for \$15,662.62, 10 intents to liens \$5693.75, for a total of \$21,356.37. We have a total of 14 homeowners that owe two or more quarters \$3,522.95 homeowners that owe one quarter \$4,788.30.

**Community Association Manager's Report:**

None

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported that (4) second letters were sent in March 2026.  
Lot 535 Vehicle parked on grass and sidewalk  
Lot 161N Grill in front of garage & on front porch  
Lot 839 Trailer in driveway  
Lot BW03 Yard unkept & bush overgrown into car  
(2) third letters were sent.  
Lot 030N Outside building (shed)  
Lot 884 Debris stored in front of garage  
(2) sent to the attorney.

Lot 108N Debris stored in front of house – tarps, wood piles & trash piling up prior to scheduled pick up.  
Lot 108N Branches in yard need to be removed.

**Old 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. 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.”

**New Business: Guest** James Young came in to find out if anyone would be interested in signing up for a class making wood shaving flowers. Class would be 1 – 2 hours depending on how large the group is. Cost is \$15.00 he would provide wood shavings & stems. Students would have to bring glue gun & glue sticks. We will put in the Beacon News and a sign-up sheet will be in the office. When you speak at an Open Forum, please state your name and lot number so everyone will know who you are. Reimbursement for mileage to do “Deed Violations” Article VI Section 5. **Motion** to approve the reimbursement of mileage. **Vote:** “6 in favor, 0 opposed. Motion passed.”

Deactivation of pool key if you are not out of pool area by 9:00 P.M., have food or violate any of the pool rules. Board members' phone numbers will be listed in pool area in case a problem arises. Vice President Rob Rossi asked if there would be pool attendants this year. Not, at this time.

**2026 Event Calendar**

Annual Meeting Monday April 20, 2026 at 7p.m.  
Craft and Bake Sale October 10, 2026  
Community Garage Sale for October 17, 2026

Volunteers for all activities would be appreciated.

**Suggestions:**

**Organizational Reports. None**

**Announcements and Reminders**

The next meeting will be held on May 5, 2026, at 7: 00 PM

**Open Forum**

Resident mentioned that water ban has changed the hours of when you can water.

One day per week Irrigation Window:

For potable, well, or surface water, you may only water between 8 p.m. - 4 a.m. on your day. Water: Watering reclaimed is permitted only between midnight - 8 a.m.

Car Washing: Personal vehicles can be washed only once per week. No watering on Saturday or Sundays.

Ms. Murphy brought up deed violations. When you see violations, please take pictures and send them to [bwe@westpasco.us](mailto:bwe@westpasco.us). The office will take over from there. No one will know who sent the pictures in.

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

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary