

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
June 2, 2026

(1) Third Letter sent out in May 2026  
Lot BW30 Backyard is overgrown

President Botte called the meeting to order at 7:00 pm. Present were Directors Beverly Botte, Margaret Murphy, Dan Hess, Daniel Daws, Doug Walbert. Rob Rossi & Allison Pierce on Zoom. Also let the records show that Jane Katzen was present. The pledge of allegiance was recited.

Doug Walbert stated the minutes of the last meeting of May 5, 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 \$110,208.17 in the operating account; \$78031.52 is prepaid, leaving a balance of \$32,176.65. There are 77 delinquents, 16 liens/pre-liens, 4 foreclosure/ bankruptcies for a total of 77 in various stages of collection. We have 8 liens for \$14,523.52, 9 intents to liens \$5338.49, for a total of \$19,862.01. We have a total of 10 homeowners that owe two or more quarters \$3542.95 homeowners that owe one quarter \$8576.46.

**Community Association Manager's Report:**

None

**Architectural Control & Deed Restrictions:**

license plate. Ms. Murphy reported that (7) second letters were sent in May 2026.

Lot 581	Shrubs blocking the sidewalk.
Lot BW72	Tall weeds in lawn and shrubs
Lot 505	Tall weeds in yard
Lot 024N	Boat & trailer on the side of house
Lot 535	Vehicle parked on grass
Lot 574N	Side is a tripping hazard
Lot BW75	Right side of house fence is falling down

**Old Business:** Raising fees on clubhouse rental or damage deposit. Damage deposit will increase to \$300.00 & rental of clubhouse will be \$300.00. After all has been checked to ensure no damages BWE will send deposit to the member within 30 days. **Motion** made to increase deposit of damages **Vote:** "7 in favor, 0 opposed. Motion passed."

Sprinkler heads being stolen.

We would like to have a police officer to come in and speak with our residents about street parking regulations (both daytime and overnight) and the legal requirements for operating alternative vehicles like golf carts and dirt bikes within our community. Checking into seeing when an officer is available to come and speak with residents.

**New Business:** Upgrading the alarm System. Upgrading the alarm the company will be able to make off-site changes if there is a change with codes & so forth.

Discuss changing attorney. - The attorney we have now is not very quick getting things done on time. Ex: Not sending bill to us till after the fact of someone selling their house and then BWE has to take a loss. Contractors working for BWEHOA – We had a contractor cutting down two trees in retention area and someone went up to

them. Please come to office or call to find out if it is BWE is having some work done. Do not approach contractors.

Paint/House picture – When submitting a form for painting of house please include picture of house with the swatch color.

Key cards putting lot numbers on them – this will help when you sign in or one gets lost and turned in.

Charging for Certified Mail – If a resident is sent a certified letter the amount gets charged back to the resident on their ledger. This has been on the web site since December 2025 stating that the charge would start on January 1, 2026.

### **2026 Event Calendar**

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 July 7, 2026, at 7: 00 PM

**Open Forum:** Resident asked what an estoppel certificate was. Estoppel is information on the seller of the house, if they are up to date on assessments or if they owe assessments & late charges. Asks if there are any violations with the HOA on the property. Resident asked why the salaries are higher in May than in April. There were 5 weeks in the month of May 2026. Asked for the breakdown of each employee. This information is not available to residents. He also wanted to know about lawn services. He was told that Richard handles all the mowing & has already saved BWE money. The resident also mentioned the sidewalks that need to be fixed. The Board has

been going down street and issuing violations to residents to get the sidewalks fixed.

Owner wanted to know about the cameras, if they cover the entire pool area and the gate coming in. She also mentioned that there was a group of young people waiting to get in with no key & someone within the pool area let them in and that person left, leaving them alone.

The cameras do cover the entire pool & gate area. Never let anyone in. If they have a card that does not open the gate the reason might be the resident has been deactivated due to not paying their assessments or have disregarded pool rules. We had one group that came from Beacon Woods Civic and were let in. Non-members from BWE and anyone that lives outside of BWE is not allowed in pool area. Also asked what company handles the pool maintenance. The pool is taken care of by Richard who is licensed by the State of Florida. Resident asked about parking in street. No parking in streets in Pasco County.

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

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary