

Minutes of the December 8, 2020 Meeting
Board of Trustees of the Beacon Meadows Special Dependent District

Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, Florida

Trustees Present: Wendy McCrorey (President), Shirley Williams (Vice President), Barbara Appel (Treasurer), Penny Phillips (Secretary), Allen McCrorey (Trustee), Angela Lucero (Trustee)

Trustees Absent: Anne Blevins (Trustee)

Public Present: Claudio Pinheiro

The meeting was called to order by Wendy at 7:02 p.m.

Secretary's Report – The minutes of the November 2020 meeting were read by Trustees in advance. Barbara made a motion, seconded by Wendy, that the minutes be approved. The motion was approved by a vote of 6-0.

Treasurer's Report (November 2020) (rounded to nearest dollar)

Revenues: \$5,605

Expenses:

Accounting (32.00) - \$750

Utilities (43.00) - \$86

Meeting room rental (44.00) - \$75

Landscape maintenance (46.00) - \$800

Stucco repair Gunn Hwy. wall (46.00) - \$3,186

Cash in bank: \$35,531

Available to spend: \$22,031

New Business

Painting of Gunn Hwy. Wall – Trustees agreed to start with this topic so Claudio Pinheiro, Bay Pro Painting, could provide a verbal proposal for painting the wall. After explaining that he would use Sherwin Williams Resilience in lieu of Duration due to the higher cost of Duration, he proposed \$8,500 for sealing then painting the entire wall with Resilience, with an additional \$850 (\$9,390) if Duration was used. He agreed to provide this in writing by email after the meeting. (See below for discussion of topic by the Board after old business.)

Old Business

Alternate Location for Board Meetings Due to COVID-19 – Penny reported that she received confirmation of use of a free meeting room at the Northdale Recreation Center (15550 Spring Pine Dr. in Tampa). The January 12, 2021 Board meeting will be conducted at that location. Barbara reported that a revised Board meeting schedule for the fiscal year reflecting the new location will be published in the Tampa Times Bulletin Board on December 9, 2020. Wendy agreed to save the advertisement from the newspaper. Penny will email to Mary Mahoney, County Management & Budget, a copy of the advertisement and minutes of the November 2020 meeting where the Board voted to approve the new meeting location.

Irrigation Problem at Gunn Hwy. Entrance – Allen reported that he investigated and resolved the problem.

Sign Light Problem at Casey Rd. Entrance – Allen reported that he investigated and resolved the problem.

Stucco Repair to Gunn Hwy. Wall – Barbara reported that T-3 Construction found more areas of the wall that needed repair and performed the work before contacting her. She received an invoice for \$3,186, the amount approved by the Board at the November 2020 meeting, plus an invoice for \$780 for the additional work performed. Trustees discussed whether there was an obligation to pay the additional amount not approved by the Board in advance. Barbara recommended that the Board approve payment of a lesser amount. Penny made

a motion, seconded by Wendy, that up to \$780 (budget category 46.00) be approved for the additional work after Barbara negotiates with T-3 Construction for a lesser amount. The motion was approved by a vote of 6-0.

Major Repairs to Gunn Hwy. Wall – The topic has been tabled until a future Board meeting after enough non-ad valorem assessment has been collected to fund repairs.

New Business

Renewal of Mail Box at UPS Store – Wendy reported that payment (\$240) for renewal of the mail box for another year is due January 5, 2021, without any discount. She also reported that at the current UPS Store location there is no 24-hour access to the mail box and no mail forwarding service. Although another UPS Store close by might offer the additional benefits, it was agreed by Trustees to keep the mail box at the current location. Barbara added it is a requirement that an address for the District be posted on the Beacon Meadows website. Barbara made a motion, seconded by Allen, that \$240 be allocated to pay the annual cost of the mail box at the current UPS Store location. The motion was approved by a vote of 6-0. Wendy agreed to pay the amount and then Barbara will reimburse her with a check.

Letter from Merit Association Management – The letter was mailed to Trustees explaining that Merit manages the three largest dependent districts in Hillsborough County and is encouraging other districts to join their efforts to receive help from the County for maintenance of perimeter walls that are located on County-owned right-of-ways. This does not apply to Beacon Meadows. However, since Merit is also encouraging districts to join the organizing efforts for other reasons, Wendy agreed to contact Merit to inquire about these efforts and how they could benefit Beacon Meadows.

Painting of Gunn Hwy. Wall – Trustees reviewed the three painting proposals. Since the Bay Pro Painting proposal was considerably higher, the other two proposals, both including Sherwin Williams Duration paint, were considered (Steve Norton Painting - \$5,480 total and DLF Professional Painting - \$4,140 total). Proposals had been submitted for painting the front and top of the wall: 1) on the side of the entrance where stucco repairs had been done and 2) on both sides of the entrance. Penny reported that both contractors did a good job on painting work performed at her house, but she could not vouch for their ability to paint the wall. Therefore, Trustees referred to on-line reviews and the Better Business Bureau for additional information. Also, presentation of the proposal documents and location of the businesses were considered. After considerable discussion, Allen made a motion, seconded by Shirley, that Steve Norton Painting be approved to paint the entire Gunn Hwy. wall and the two monuments at the entrance for \$5,480 (budget category 46.00). The motion was approved by a vote of 6-0. Penny agreed to email the acceptance of work document signed by Wendy to the selected contractor and to ask for an estimated project start date. If the start date is before January 2, 2021 when the holiday decorations will be removed, the wreaths will be temporarily removed from that entrance.

There being no further business, Barbara made a motion, seconded by Allen, that the meeting be adjourned, which was approved by a vote of 6-0. Wendy adjourned the meeting at 7:59 p.m.

Penny Phillips, Secretary _____

Wendy McCrorey, President _____