

Minutes of the May 14, 2015 Meeting
Board of Trustees of the Beacon Meadows Special Dependent District

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

Trustees Present: Carol Coon (President), Violeta Seda (Vice President), Barbara Appel (Treasurer), Penny Phillips (Secretary), John O'Neill (Trustee), Michael Fisher (Trustee)
Trustees Absent: Anne Blevins (Trustee)
Public Present: Joyce O'Neill

The meeting was called to order by Carol at 7:09 p.m.

Secretary's Report – The minutes of the April 2015 meeting were read by Trustees in advance. Carol made a motion, seconded by Michael, to approve the minutes. The motion was approved by a vote of 6-0.

Treasurer's Report (April 2015)

Revenues: \$796

Expenditures:

- Utilities: \$78
- Web Hosting (Monthly Fee): \$6
- Property/Landscape Maintenance: \$745

Total Expenditures: \$829

Cash in Bank: \$44,665

Available to Spend: \$35,665

Old Business

Casey Rd. and Jackson Rd. Walls – After Violeta and Penny received proposals from Lou Phillips Painting (\$3,700, with pressure washing) and VanDale Painting (\$3,444.70, without pressure washing) in April for necessary repair and painting of the Casey Rd. wall, Carol requested that a sales representative for Scott Paint, which is paint specifically formulated for Florida, inspect the wall and submit a proposal using Scott Paint, which could also be used in lieu of the paints included in the other two proposals. Additionally, she requested recommendations for repairs to the Jackson Rd. wall. Carol received a 25-page job specification from Scott Paint for cleaning, repairing, sealing, and painting all of the Beacon Meadows perimeter walls. The specification was given to Lou Phillips Painting, Noel Painting, and Munyan Painting & Restoration and requires outside, inside, and top of walls to be sealed and painted and provides a 10-year warranty. Proposals ranged from \$6,300 for the Casey Rd. wall to \$39,900 for all three perimeter walls (a full mile). Carol recommended that consideration be given to addressing more than just the Casey Rd. wall to prevent additional problems from occurring in the near future. Since other Trustees had not yet seen the e-mails with the proposals, discussion regarding the proposals could not be held. However, Carol requested that Trustees review the proposals in preparation for the June Board meeting. Some discussion ensued regarding how homeowners would react to having the inside of the walls painted, how permission to access their property would need to be acquired, and how removal of overhanging trees and shrubbery needed to be handled. All of these issues were tabled for the June meeting. Carol agreed to contact Scott Paint to inquire how the warranty would be affected if only the outside and top of walls were sealed and painted.

Major Repairs to Gunn Hwy. Wall – Discussion ensued regarding how to determine if sections of the wall are continuing to lean more over time. Michael recommended using laser measuring equipment, but Carol explained that this may not work because the pilasters and other objects would be in the way of the laser beam. She recommended that a plumb line be used to take measurements. If there are significant changes, this could be used as a justification for a referendum to collect additional ad valorem taxes to repair or replace the wall. This topic was again tabled until a future meeting.

New Business

Damage to Jackson Rd. Wall – The homeowner at 4833 Cypress Tree Dr. notified Barbara in an e-mail that there was damage to the Jackson Rd. wall adjacent to his property (“It looks like one of the cinder blocks just fell apart on one side.”). There was no apparent vehicle accident at the site of the damage, so how it occurred is unknown. Although it could be the homeowner’s responsibility to repair the damage, Barbara contacted T-3 Construction to request a repair estimate, which was submitted to her (\$175.00). Penny made a motion, seconded by Violeta, that \$175.00 (budget category 46.00 – Repair and Maintenance) be allocated for repair of the block and stucco that was damaged. The motion was approved by a vote of 6-0.

Beacon Meadows Website Changes – Carol reported that the County sent an e-mail, which she forwarded to Trustees, advising of changes to the Florida statute requiring Special Dependent Districts to either establish and maintain a separate website that provides all of the information identified by Florida law or display the required information on the County website using hyperlinks to the documents provided by each district. Carol further indicated that the new requirements include listing full name, home address, and e-mail address of each Trustee. Barbara reported that Microsoft is no longer providing the public website that is part of our Office 365 subscription, and as a result she is unable to edit our current website. Microsoft now directs users to Wix or GoDaddy for Web hosting. Barbara has been looking at Wix and has transferred the bulk of our website to Wix using their free editor. Wix websites are ‘free’ if displayed with Wix advertisements, and you use their website URL. Since we already own the domain name ‘beaconmeadows.org’ (which is registered by MelbourneIT in Australia) it is preferable to keep that URL. Annual subscription, for Wix webhosting, using our domain name (beaconmeadows.org) are:

- \$4.08/month with Wix advertisements;
- \$9.25/month without Wix advertisements, and with 3GB of storage; and
- \$12.42/month without Wix advertisements, and with 10GB of storage (intended for small businesses).

A few other options were brought up (e.g., Go Daddy), but Barbara believed that Wix would be best. Therefore, Penny made a motion, seconded by John, that up to \$13.00/month (budget category 54.00 – Books, Publications, Memberships, Training) be allocated for use of Wix for the Beacon Meadows website. The motion was approved by a vote of 6-0.

Public Budget Hearing – Carol reported that the hearing could be held on either June 11 or July 9, since the budget needs to be submitted by July 17. After discussing this topic, Carol made a motion, seconded by John, to schedule the meeting for 7:30 p.m. on June 11, 2015. However, if there is not a quorum at that meeting, the meeting will automatically be rescheduled for July 9, 2015. The motion was approved by a vote of 6-0. Barbara determined that, based on advertising requirements, the June meeting would need to be advertised by May 27, 2015 and the July meeting would need to be advertised by June 27, 2015.

There being no further business, Penny made a motion, seconded by Barbara, that the meeting be adjourned, which was approved by a vote of 6-0. Carol adjourned the meeting at 8:28 p.m.

Penny Phillips, Secretary _____

Carol Coon, President _____