

Minutes of the April 9, 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), Anne Blevins (Trustee), Michael Fisher (Trustee)
Public Present: Joyce O’Neill

The meeting was called to order by Carol at 7:07 p.m.

Secretary's Report – The minutes of the March 2015 meeting were read by Trustees in advance. Carol made a motion, seconded by Violeta, to approve the minutes. The motion was approved by a vote of 7-0.

Treasurer’s Report (March 2015)

Revenues: \$285.12

Expenditures:

- Utilities: \$107.35
- Printing/Postage: \$7.69
- Web Hosting (Monthly Fee): \$6.00
- Property/Landscape Maintenance: \$745.00
- Irrigation Repair (Gunn Hwy. entrance): \$120.00

Total Expenditures: \$986.04

Cash in Bank: \$45,895.96

Available to Spend: \$34,781.00

Old Business

Jackson Rd. Wall – As reported at the March Board meeting, there are plants growing out of the upper concrete layers of the wall. Jay’s Property Maintenance sprayed herbicide on the wall to eliminate the plants at no cost to the District (as a way to show appreciation that the District pays its bills on time). However, the wall needs to be repaired. (See below for additional information.)

Irrigation System at Gunn Hwy. Entrance –Omni Irrigation located the buried valve and Jay’s Property Maintenance repaired/replaced it. It appears that the irrigation system is now working properly. The last water bill for that entrance was the minimum connection fee. Barbara surmised that this could have occurred if the water had been turned on at the end of the billing cycle.

Casey Rd. Wall – Prior to the April Board meeting, Violeta submitted a proposal for repairs of cracks and painting from Lou Phillips Painting (\$3,700.00), found on Angie’s List, and Penny submitted one from VanDale Painting (\$3,444.70), previously hired by the District for past repairs and painting. Discussion ensued regarding the two proposals. It was noted that the VanDale Painting proposal did not include pressure washing. Carol reported that she looked into Scott Paint, which is a paint specifically formulated for Florida. She was impressed that the technical data on the paint was included on the company’s website. A sales representative requested to inspect the wall and submit a proposal for Scott Paint, which could be used in lieu of the other paints included in the two proposals. Carol agreed to handle this matter. She will also request recommendations for repairs to the Jackson Rd. wall. Therefore, this topic was tabled until the May Board meeting.

Paint Damage on Gunn Hwy. Wall from Auto Accident – Barbara reported that the scuff marks on the wall have been painted, as well as a small area where stucco fell off, up to the monument. Trustees expressed appreciation to Barbara for her efforts.

Major Repairs to Gunn Hwy. Wall – This topic was again tabled until a future meeting.

Entrance Signs – Anne reported that she purchased 303 Aerospace Protectant for \$26.99 for refurbishing the signs. (Up to \$35.00 was approved at the March Board meeting – budget category 46.00: Repair and Maintenance). John reported that he used the product to clean the signs. However, not all oxidation could be removed from the sign on the north side of the Casey Rd. entrance. Trustees expressed appreciation to John for his efforts.

New Business

Casey Rd. Entrance Electrical Issues – Barbara reported that the rope lights on the south side of the entrance appear to be dim and the electrical breaker keeps tripping. Electrical breaker: It was recommended that Jim’s Electrical Services be contacted to investigate the problem (previously hired by the District for electrical work). Penny volunteered to pursue this matter. Carol made a motion, seconded by Penny, that up to \$500.00 (budget category 46.00: Repair and Maintenance) be allocated for potential repairs. The motion was approved by a vote of 7-0. Rope lights: It was recommended that a new set of lights be purchased. Carol agreed to install the lights behind the sign. The white rope lights are 18 feet long and for outdoor use. Michael did a search on Amazon.com and found the lights that are needed (18 feet long, cool white, for outdoor use, AC ready or with adaptor) and agreed to order them. Barbara made a motion, seconded by Anne, that up to \$50.00 (budget category 46.00: Repair and Maintenance) be allocated for the replacement rope lights. The motion was approved by a vote of 7-0.

Support for New Park – Friends of North West Regional Park (FONWRP) have asked for the Board’s support for converting the wastewater treatment plant site off Lowell Rd. into a regional park. The website is <http://www.countyparkproject.org>. It was Carol’s opinion that the Board cannot provide support as an organization, but Trustees can do so as individual residents of the County. Therefore, interested Trustees signed a document that was circulated during the meeting.

Beacon Meadows Deed Restrictions – Discussion ensued regarding the deed restrictions for the subdivision and what was considered a violation of deed restrictions versus County code. Carol pointed out that there is no Home Owners’ Association (HOA) established for Beacon Meadows, so there is no enforcement organization at present, but individual homeowners can “enforce” the deed restrictions by talking with and/or suing other homeowners because of violations. Also, the deed restrictions automatically renew even without an HOA. Barbara reminded Trustees that the deed restrictions for all units of the subdivision (Unit I, II, IIIA, and IIIB) can be accessed on the Beacon Meadows website.

There being no further business, Penny made a motion, seconded by Barbara, that the meeting be adjourned, which was approved by a vote of 7-0. Carol adjourned the meeting at 8:01 p.m.

Penny Phillips, Secretary _____

Carol Coon, President _____