

**Minutes of the July 9, 2020 Meeting**  
**Board of Trustees of the Beacon Meadows Special Dependent District**  
Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, Florida

**NOTE: Due to COVID-19 facility closure, the meeting was conducted by teleconference (Conference Now) with Barbara Appel hosting. Instructions for participating in the teleconference were posted on the Beacon Meadows website and included in the meeting agenda and meeting reminder to Trustees.**

Trustees Participating: Wendy McCrorey (President), Shirley Williams (Vice President), Barbara Appel (Treasurer), Penny Phillips (Secretary), Allen McCrorey (Trustee), Anne Blevins (Trustee)

Trustees Not Participating: Angela Lucero (Trustee)

The meeting was called to order by Wendy at 7:00 p.m.

**Secretary's Report** – The minutes of the June 2020 meeting were read by Trustees in advance. Anne made a motion, seconded by Wendy, that the minutes be approved. The motion was approved by a vote of 6-0, with no opposing votes.

**Treasurer's Report (June 2020)** (rounded to nearest dollar)

Revenues: \$252

Expenses:

    Utilities (43.00) - \$119

    Landscape maintenance (46.00) - \$800

Cash in bank: \$40,488

Available to spend: \$33,988

**Old Business**

**Mobley Homes Issues (Repair, Pressure Washing and Painting of Jackson Rd. Wall/Proposed Landscaping)** – There was no update pertaining to this topic. Trustees agreed that the topic could be removed from the next Board meeting agenda, since there has been no communication with Mobley Homes representatives for several months.

**Pressure Washing of Gunn Hwy. and Casey Rd. Walls/Stucco Repair on Gunn Hwy. Wall** – Wendy reported that she had contacted Jim Sears (Gator Property Management) regarding estimates for pressure washing, stucco repair, and cutting back tree branches and shrubbery hanging over the walls to be pressure washed. Mr. Sears replied that he could not give a lower estimate than the one from Integrity Pressure Cleaning but could repair the stucco on the Gunn Hwy. wall for \$1,250 and cut back the growth for \$200. Penny reminded Trustees that Tucson Finishes (Warren Wahl) provided an estimate by text of \$1,100. However, he did not provide a written estimate after she reminded him several times that one was required. Therefore, the following motions were made/approved:

1. Anne made a motion, seconded by Shirley, that Integrity Pressure Cleaning be approved to pressure wash the Gunn Hwy. and Casey Rd. walls for up to \$1,700 (estimated at \$1,100 and \$400 respectively, plus \$150 for use of the County fire hydrant meter for water). The motion was approved by a vote of 6-0, with no opposing votes. (46.00)
2. Barbara made a motion, seconded by Penny, that Gator Property Management (or subcontractor) be approved to remove branches and shrubbery hanging over the Gunn Hwy. and Casey Rd. walls for up to \$400 (in the event the \$200 estimate was for only one wall). The motion was approved by a vote of 6-0, with no opposing votes. (46.00)
3. Penny made a motion, seconded by Wendy, that Gator Property Management (or subcontractor) be approved to repair the broken stucco on the Gunn Hwy. wall for \$1,250. The motion was approved by a vote of 6-0, with no opposing votes. (46.00)

Wendy will request written estimates for #2 and #3 above. She will also find out from Mr. Sears when #2 can be completed, so Penny can coordinate with Integrity Pressure Cleaning to schedule a date range for #1. Once the date range is established, Penny and Wendy will distribute notices to residents living along the two walls about upcoming pressure washing. Trustees agreed that #3 should be done last.

**Major Repairs to Gunn Hwy. Wall** – Wendy voiced her concern about trees pushing against certain sections of all three walls and how that could further damage the walls. Trustees discussed this concern and the complexities involved with tree removal. Barbara reminded Trustees that the Board may not be able to approve monies for wall repairs until the new fiscal year due to funding issues. It was agreed by Trustees to table the topic until a future Board meeting.

**New Business**

**Annual Testing of Backflow Prevention Devices at Entrances** – Penny reported that she was contacted by Dave Forrester of Affordable Backflow Testing who informed her that the annual tests were due. Since he was still charging only \$35.00 per entrance for the tests, as approved by the Board at a previous meeting, she told him to proceed with the testing. He submitted the test results to the County and provided Penny with a copy of the results, plus the invoice for \$70.00, which she forwarded to Barbara and which Barbara has already paid. (46.00)

**Submission of Assessment Roll** – Barbara reported that she submitted the assessment roll (spreadsheet) and the certificate to roll to the County Tax Collector early. She then received a new questionnaire (Tax Collector’s Recapitulation of Non-Ad Valorem Assessments Questionnaire), which she completed and returned.

**Unaudited Financial Statement Notifications to Property Owners** – Barbara asked if Trustees had any feedback regarding the proof of the notification (postcard) that she had emailed to them prior to the Board meeting. Trustees had no comment. Barbara suggested August 7 as a date for the notification, which Trustees agreed was acceptable, since the deadline date for receipt of postcards by property owners is September 30. The estimate for printing and mailing of the postcards was \$136.00. Therefore, Penny made a motion, seconded by Wendy, that Vistaprint be approved to print and mail the postcards for up to \$200. The motion was approved by a vote of 6-0, with no opposing votes. (41.00)

There being no further business, Barbara made a motion, seconded by Shirley, that the meeting be adjourned, which was approved by a vote of 6-0, with no opposing votes. Wendy adjourned the meeting at 7:41 p.m.

Penny Phillips, Secretary \_\_\_\_\_

Wendy McCrorey, President \_\_\_\_\_