

Minutes of the May14, 2024 Meeting

Board of Trustees of the Beacon Meadows Special Dependent District

Northdale Recreation Center, 15510 Hooting Owls Place, Tampa, Florida

Trustees Present: Wendy McCrorey (President), Dena Galyardt (Vice President), Barbara Appel (Treasurer), Penny Phillips (Secretary), Allen McCrorey (Trustee), Steve Castry (Trustee), Carol Coon (Trustee)

The meeting was called to order by Wendy at 7:11 p.m.

Secretary's Report – The minutes of the April 2024 Board meeting were read in advance by Trustees. Allen made a motion, seconded by Wendy, that the minutes be approved. The motion was approved by a vote of 7-0.

Treasurer's Report (April 2024) (rounded to nearest dollar)

Revenue from previous month: \$1,235

Expenses:

Utilities - \$101 (43.00)

Landscape maintenance - \$815 (46.00)

Cash in bank: \$80,065

Available to spend: \$71,566

Old Business

Confirmation of Advertisement of Public Budget Hearing – Barbara reported that the advertisement is to be published in the Tampa Bay Times Bulletin Board on May 15, 2024 for \$81.20 (49.00). Wendy agreed to buy the newspaper for a paper copy of the advertisement for the records.

Repairs to Gunn Hwy. Wall – (Note: This topic was addressed after other business.) Following the April Board meeting, Wendy contacted Perry Mallory of T-3 Construction, and he provided a written response. Trustees reviewed the spreadsheet prepared by Barbara, which included detailed descriptions of the wall sections that are leaning, based on the recent re-evaluation by T-3 Construction. It was agreed that the two sections with concrete/brick pavers adjacent to the wall and the one section with an adjacent tree and shrubs should not be considered at this time. After considerable discussion, the selected sections leaning 4 to 6 inches that can be repaired within the \$50,000 allocation approved at the March Board meeting are as follows: 22 and 23 (40 feet), 24 (4 feet), 30 (4 feet), 31 and 32 (40 feet). Total cost for those sections: \$42,350. Section 35 (20 feet) adjacent to the Beacon Meadows entrance monument, will also be included, if feasible. Wendy agreed to contact Mr. Mallory and ask the following questions:

- What is the cost of the required permit?
- What is involved in working around the shrubs adjacent to section 31?
- Can section 35 (at west entrance monument) be repaired without causing an issue at the bus stop and can it be repaired for \$5,000?
- Since affected property owners must be notified in advance, what is the projected start date for the project?

Carol recommended that an increase in the allocation to \$60,000 be considered for the project, in the event of unforeseen additional costs. Carol made a motion, seconded by Penny, that the allocation for Gunn Hwy. wall repairs be increased by \$10,000, up to \$60,000. The motion was approved by a vote of 7-0. Penny agreed to look for the letter to property owners that was used when the wall was previously repaired.

New Business

Inquiries from Beacon Meadows Residents – Allen was approached by a resident who had concerns about an Airbnb in the neighborhood. However, they are legal in the County and are not addressed in the Beacon Meadows deed restrictions. E-mails were received at the Beacon Meadows e-mail address from two residents, one who had concerns about parking of vehicles in the subdivision and the other who had concerns about parking of a particular vehicle and a tree adjacent to her property that appeared to be a hazard. Barbara spoke with one of the residents and Penny responded by e-mail to both. Since there is no homeowner’s association in Beacon Meadows, the deed restrictions are included on the District website for information purposes only. Trustees have no jurisdiction over or authority to enforcement the deed restrictions, nor can money be expended from the District’s budget for enforcement. Carol added that it was her understanding the deed restrictions are no longer legally in effect due to a Florida law that was passed. Furthermore, Trustees are not permitted to file complaints to County Code Enforcement or the Sheriff’s Office on behalf of residents.

Flood Information for Unincorporated Hillsborough County – As hurricane season approaches, this information has been disseminated by the County to encourage property owners to know the flood risk for their property, to be familiar with evacuation zones, and to purchase flood insurance,

Other Business

Reminder of Public Budget Hearing – The hearing will be held starting at 7:30 p.m. on June 11, 2024, after the regular monthly Board meeting.

Invitation to Register to Complete Statement of Financial Interests (Form 1) – Carol reported that she received an e-mail invitation to register from the Florida Commission on Ethics. Wendy reported that she and Allen had already filed their Form 1 online. None of the other Trustees recalled receiving the invitation or Form 1. Form 1 must be filed by all Trustees electronically at the Commission on Ethics website by July 1, 2024.

There being no further business, Carol made a motion, seconded by Penny, that the meeting be adjourned at 8:20 p.m. The motion was approved by a vote of 7-0.

Penny Phillips, Secretary _____

Wendy McCrorey, President _____