

**Minutes of the June 8, 2017 Meeting**  
**Board of Trustees of the Beacon Meadows Special Dependent District**  
Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, Florida

Trustees Present: Michael Fisher (President), Barbara Appel (Treasurer), Penny Phillips (Secretary), John O'Neill (Trustee), Kathy Boyd (Trustee), Anne Blevins (Trustee)  
Trustees Absent: Dave duCille (Vice President)  
Public Present: Joyce O'Neill, Jerry Lewis

The meeting was called to order by Michael at 7:04 p.m.

**Secretary's Report** – The minutes of the May 2017 meeting were read by Trustees in advance. Barbara made a motion, seconded by Michael, to approve the minutes. The motion was approved by a vote of 6-0.

**Treasurer's Report (May 2017)**

Revenues: \$126.00

Expenditures:

Landscape maintenance - \$775.00

Utilities - \$199.00

Web hosting fee - \$149.00

Cash in bank: \$59,619.09

Available to spend: \$52,144.00

**Old Business**

**Water Bills at Casey Rd. Entrance** – Barbara reported that the bill for the previous month for this entrance was again excessive: \$117.46. The bill for the Gunn Hwy. entrance was only about \$30.00. After contacting Jay's Property Maintenance, Michael monitored the water meter for two days. On one day there was no change and on the second day there was a large change. Discussion ensued about what could be causing the difference (i.e., leaking emitter; drip irrigation system spraying instead of leaking; irrigation system controller not working properly or not set appropriately so one or more zones are running too long; someone using faucet for water). Barbara recommended purchasing a lock for the faucet, which is about \$12.00 on Amazon.com. She also suggested turning off the water meter, since the rainy season has started. John commented that he had trouble at his house when he turned off the water meter and was advised not to do that again. John volunteered to assist Michael in checking the irrigation system controller to see if the problem lies there before other measures are taken. They will report on their findings at the July Board meeting.

**Referendum to Increase District Assessment** – Michael recommended that the amount of special assessment addressed in the 2018 referendum be reconsidered and changed to: \$125.00, not to exceed \$250.00, per annum per residential parcel. His recommendation was based on rising maintenance costs, repair and/or replacement of additional sections of the Gunn Hwy. wall, and future required maintenance of the Jackson Rd. wall. Michael made a motion, seconded by John, that the special assessment in the 2018 referendum be \$125.00, not to exceed \$250.00, per annum per residential parcel. The motion was approved by a vote of 6-0.

**Major Repairs to Gunn Hwy. Wall** – Barbara reported that she had no update from T-3 Construction.

**State Public Records Retention Rule Revision** – Penny reported that a rule revision is being drafted and will be disseminated for review and comment when completed.

**New Business**

**Search for New Trustee** – Since Dave will be moving out of Beacon Meadows in the near future, Trustees agreed that a search should begin for a new Board member. Penny offered to ask Greg and Shirley Williams (members of the Beacon Meadows Adopt-A-Pond group) if either of them would be willing to become a Trustee. However, she added that she hoped an experienced Board member would be willing to take on the role of Vice President, since this would make it easier to recruit a new Trustee. Michael encouraged all Trustees to get involved in the recruitment effort.

**Other Business**

**Deed Restriction Violations** – The question was raised if there is anything that can be done about problems within the subdivision, such as residents parking vehicles in yards, trash and recycling containers being visible at all times, and general house and property maintenance issues. Although these are pervasive problems, the Board of Trustees is not legally able to deal with such issues and there is no homeowners’ association to address deed restriction violations as a group. However, some of the issues may be Hillsborough County code violations. Trustees agreed to resume this discussion after the public budget hearing.

*Barbara made a motion, seconded by Kathy, that the meeting be adjourned for the public budget hearing. The motion was approved by a vote of 6-0. Michael adjourned the meeting at 7:30 p.m. The meeting was called to order again by Michael at 7:47 p.m. after the hearing was adjourned.*

**Deed Restriction Violations** – Discussion of this topic was resumed. Since too large a percentage of residents in Beacon Meadows is needed to pursue establishment of a homeowners’ association, Trustees discussed the feasibility of an independent citizens’ group being formed to address deed restriction violations. Also, it was recommended that violations could be addressed by individual homeowners by copying applicable sections of the deed restrictions for the appropriate phase of the subdivision and mailing the documents to the offenders’ address in a plain envelope with no return address. Deed restrictions for the four phases can be found on the Beacon Meadows website. Trustees agreed with this approach and also with pursuing possible code violations with Hillsborough County Code Enforcement. Michael asked about the Board of Trustees’ involvement in this matter. Barbara and Penny both responded that the ordinance for the District did not permit such involvement, not even purchase of stamps to send copies of deed restrictions to offenders.

**Adopt-A-Pond Program** – Penny reported that the Hillsborough County Adopt-A-Pond Program had been suspended after Jennifer Aragon, the coordinator, had left the program. Penny assumed that this may have been the result of budgetary reductions. She added that forming the Beacon Meadows group had been a great way for homeowners with property adjacent to the pond to get to know each other better, and she hoped the group would continue to have pond clean-up activities in the future to keep the pond looking good.

There being no further business, Penny made a motion, seconded by Anne, that the meeting be adjourned, which was approved by a vote of 6-0. Michael adjourned the meeting at 8:14 p.m.

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

Michael Fisher, President \_\_\_\_\_