

Beacon Meadows Special Dependent District

Goals & Objectives – Performance Measures & Standards

Effective October 1, 2025

Goal

Comply with Ordinance #87-53 through continued development, administration, and maintenance of common properties of the district, excluding properties within the district.

Objective

Adequately maintain/repair/refurbish/reconstruct the entrances, perimeter walls, and adjacent grounds and do so as cost effectively as possible within budget, or increase the non-ad valorem tax assessment, as necessary.

Performance Measures & Standards

On-going structural repairs to Gunn Hwy. perimeter wall are pursued with reputable contractor and, based on availability of contractor, repairs are made in accordance with specifications in contract and within approved allocation. Timeframe for completion of project to be mutually agreed upon by Board of Trustees and contractor.

- Have the requirements and timeframes for work been met?
 - Yes/No
 - If No, Why not?

Gunn Hwy. and Casey Rd. perimeter walls are inspected annually and Jackson Rd. perimeter wall is inspected bi-annually for necessary minor repairs and pressure washing and/or painting, and, if required, reputable contractor is hired to complete the work, in accordance with specifications in contract and within approved allocation. Timeframe for completion of project to be mutually agreed upon by Board of Trustees and contractor.

- Have the requirements and timeframes for work been met?
 - Yes/No
 - If No, why not?

Grounds along Gunn Hwy. and Casey Rd. perimeter walls and at entrances are satisfactorily maintained weekly or biweekly by reputable contractor in accordance with specifications in contract and within approved allocation.

- Have the requirements and timeframes for work been met?
 - Yes/No
 - If No, why not?

Gunn Hwy. and Casey Rd. entrances are inspected monthly, or more often as issues arise, for:

- Plants and mulch: pruning or replacement of plants and replacement of mulch
- Signs: cleaning or replacement of signs
- Lights: repair or replacement of sign lights that are inoperable
- Irrigation system: repair or replacement of inoperable components and resetting or replacing of timer, as necessary
- Structural components: cleaning or replacement of pavers or refurbishing/reconstruction of monument area

Work is completed by Trustee(s) or reputable contractor is hired to complete the work, in accordance with specifications in contract and within approved allocation. Timeframe for completion of minor projects is within 60 days of inspection, or as soon as possible when issues require reduced timeframe. Timeframe for completion of major projects to be mutually agreed upon by Board of Trustees and contractor.

- Have the requirements and timeframes for work been met?
 - Yes/No
 - If No, why not?

Goal

Remain in compliance as a governmental entity with a Board of Trustees that has the fiduciary right and responsibility to expend a non-ad valorem tax assessment on behalf of property owners.

Objective

Remain in compliance with Ordinances #87-53, #98-04, and #09-7 and applicable state and local laws and other requirements.

Performance Measures & Standards

Procedures and timeframes are adhered to for required actions listed in Beacon Meadows Special Dependent District Periodic Responsibilities.

- Have the procedures and timeframes for all required actions been adhered to?
 - Yes/No
 - If No, why not?