

Minutes of the August 8, 2019 Meeting
Board of Trustees of the Beacon Meadows Special Dependent District

Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, Florida

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

Trustees Absent: Anne Blevins (Trustee), Angela Lucero (Trustee)

Public Present: Dena Galyardt, David Tillery, Claudio Pinheiro, Jay Kafcas

The meeting was called to order by Wendy at 7:05 p.m.

Secretary's Report – The minutes of the July 2019 meeting were read by Trustees in advance. Barbara made a motion, seconded by Shirley, that the minutes be approved. The motion was approved by a vote of 5-0.

Treasurer's Report (July 2019) (rounded to nearest dollar)

Revenues: \$0

Expenses:

 Utilities - \$92

 Landscape maintenance - \$800

 Annual backflow prevention device testing - \$70

 Postcards for unaudited financial report - \$141

Cash in bank: \$23,518

Available to spend: \$18,018

Barbara reported that she inadvertently failed to transmit a payment in July to A Affordable Testing for the annual backflow prevention device testing, but the payment will be transmitted in August. Penny reiterated that the test results had already been submitted to the County in July.

Old Business

Waxing of Entrance Signs – Allen reported that he could not wax the signs, since he had not received the wax from Anne.

Unaudited Financial Records Notification – Postcards were mailed to all property owners with a date of August 8, 2019. Penny notified Mary Mahoney, County Management & Budget, by e-mail of the Board's decision, which included a copy of the minutes from the March 2019 meeting and a copy of the postcard to property owners. Barbara forwarded the e-mail to King & Walker, the District's CPA firm. This process is concluded for 2019. However, the Board must vote annually to approve an unaudited financial statement, postcards must be mailed to all property owners, and the County must be notified. Penny updated the Periodic Responsibilities list to include this one, and Barbara uploaded the document to the Beacon Meadows website.

Post Office Box for District – In the June Board meeting, Anne volunteered to look into the price of renting a letter-size box at the UPS Store at the corner of Gunn Hwy. and Anderson Rd. Since Anne was not in attendance, Wendy agreed to gather the information for the September Board meeting.

Mobley Homes Issues (Banner at Casey Rd. and Jackson Rd./Repair, Pressure Washing and Painting of Jackson Rd. Wall/Proposed Landscaping) – Although Sasha Goodman in Marketing asked for this topic to be included on the Board meeting agenda and advised that a Mobley Homes representative would be present at the meeting, no one from the company attended.

Two painting contractors (David Tillery and Claudio Pinheiro), both residents of Beacon Meadows, attended and discussed their proposals for repair and painting of the Jackson Rd. wall. Mr. Tillery provided a written estimate of \$8,134.48. Paint and sealer (which would be back rolled) would be purchased from Tanner Paint, and the work would be completed by him in about a month. Mr. Pinheiro provided a verbal estimate of

approximately \$8,000 and agreed to e-mail his written estimate to Barbara. Paint and sealer (which would primarily be sprayed) would be purchased from Florida Paint, and the work would be completed by three people in about a week. For both contractors, a pressure washing contractor would need to be hired by the Board. Therefore, Penny agreed to contact Integrity Pressure Cleaning to obtain an estimate.

Jay Kafcas of Jay's Property Maintenance was asked about Mobley Homes' proposal to add queen palms and other plants along the Jackson Rd. wall if approved by the County. Mr. Kafcas did not endorse this, since, in his opinion, plants could make maintenance of the grounds more difficult and time-consuming and could cause drainage problems along the wall. Board members agreed with Mr. Kafcas and were particularly adamant about not permitting queen palms to be planted, since they take a considerable amount of maintenance. Discussion ensued regarding removal of weeds from the Jackson Rd. wall. Mr. Kafcas agreed to remove weeds but not acceptable plants from the wall and to provide a cost estimate if this work required a significant amount of time. Therefore, the painting contractors' proposals could be modified accordingly to eliminate the cost of weed removal.

Future Pressure Washing/Painting of Gunn Hwy. and Casey Rd. Walls – Since the Jackson Rd. wall project is being given top priority because of Mobley Homes' involvement, this topic was tabled for a future Board meeting.

Hillsborough County 2020 Mini-Grants – At the July Board meeting, Shirley volunteered to attend a mandatory training session offered by the County on August 15 at the Town-n-Country Library. Therefore, this topic was tabled until the September Board meeting.

Irrigation Systems and Dead Plants at Entrances – Mr. Kafcas was advised that Shirley would be attending the County 2020 mini-grant meeting in August and would provide him with a list of items that needed to be included in a grant proposal for a new irrigation system for both entrances. In all likelihood, the proposal will require a list of current and proposed plants, an estimate for cost of installation of new irrigation systems, and a sketch of both entrances.

Major Repairs to Gunn Hwy. Wall – The topic was tabled for a future Board meeting.

Records Management Compliance – No progress was made in July. Therefore, the topic was tabled for a future Board meeting.

New Business

Donation to Carrollwood Cultural Center – Barbara reported that it was time for the annual donation of \$100 to the Center for use of the reading room for Board meetings. Penny made a motion, seconded by Shirley, that \$100 be allocated for a donation to the Center. The motion was approved by a vote of 5-0.

There being no further business, Barbara made a motion, seconded by Penny, that the meeting be adjourned, which was approved by a vote of 5-0. Wendy adjourned the meeting at 8:23 p.m.

Penny Phillips, Secretary _____

Wendy McCrorey, President _____