

# Beacon Meadows Special Dependent District

## Progress Report

### Goals & Objectives – Performance Measures & Standards

October 1, 2024 – September 30, 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 – Yes
    - **Four sections of the Gunn Hwy. wall were straightened by T-3 Construction during the fiscal year at a cost of \$49,400, as approved by the Board.**
  - 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 – Yes
    - **A hole in the Jackson Rd. wall was reported in a County Code Enforcement Complaint in February 2025. The hole was temporarily patched by two Trustees. The broken blocks were replaced by T-3 Construction in June 2025 (after completion of Gunn Hwy. wall repairs) for \$1,250, which was less than the amount approved by the Board.**
    - **Before the Jackson Rd. wall blocks could be replaced, BeeMan Stan Bee Removal removed bees from the wall in June 2025 for \$300, as approved by the Board.**

- The Jackson Rd. wall was painted in July 2025 by Steve Norton Painting in the areas where the blocks were replaced and where vines had been removed since the last time the wall was painted. Total cost of cleaning, preparing, and painting the wall was \$1,500, as approved by the Board.
- Six missing blocks at the Gunn Hwy. entrance were replaced by a Trustee for \$30.89, as approved by the Board.

- 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 – Yes
    - Grounds along Gunn Hwy. and Casey Rd. walls and at entrances continue to be maintained by Gator Property of Tampa Bay in accordance with the approved contract and at a cost of \$815 per month, as approved by the Board.
  - 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
  - New mulch was purchased and spread by Gator Property of Tampa Bay in May 2025 for \$541.70, which was less than the amount approved by the Board.
- Signs: cleaning or replacement of signs
- Lights: repair or replacement of sign lights that are inoperable
  - Lights at Casey Rd. entrance were inoperable in November 2024. Necessary repairs were made by Jim's Electrical Services for \$1,150, as approved by the Board.
  - Lights for all signs at both entrances were replaced by a Trustee in December 2024. In addition, cable ties were purchased for attaching the lights to the framework, and a circuit breaker was purchased in an effort to resolve the November 2024 outage problem at the Casey Rd. entrance. Total expenditures were \$227.03, as approved by the Board.
- Irrigation system: repair or replacement of inoperable components and resetting or replacing of timer, as necessary
  - The irrigation system timer at the Gunn Hwy. entrance was replaced in July 2025 by a Trustee after it was discovered that the timer was inoperable. The cost of a replacement timer was \$48.35, as approved by the Board.

- Structural components: cleaning or replacement of pavers or refurbishing/reconstruction of monument area
  - **See explanation below regarding Gunn Hwy. entrance planter.**

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 30 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 - Yes, except for the following:
    - **One of the Gunn Hwy. entrance planters was damaged by an unidentified vehicle shortly after the July 2025 Board meeting, so the cost of repairs could not be approved until the August 2025 Board meeting. Repairs were completed by Gator Property of Tampa Bay in August 2025 at a cost of \$800, which was less than the amount approved by the Board.**
  - 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 - Yes
  - If No, why not?