

**Minutes of the June 11, 2020 Meeting**  
**Board of Trustees of the Beacon Meadows Special Dependent District**  
Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, Florida

**NOTE: Due to COVID-19 facility schedule changes, the meeting was conducted by teleconference (Conference Now) with Barbara Appel hosting. Instructions for participating in the teleconference were posted on the Beacon Meadows website and included in the meeting agenda and meeting reminder to Trustees.**

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

Trustees Not Participating: Anne Blevins (Trustee), Angela Lucero (Trustee)

Public Participating: Dena Galyardt

The meeting was called to order by Wendy at 7:03 p.m.

**Secretary's Report** – The minutes of the May 2020 meeting were read by Trustees in advance. Shirley made a motion, seconded by Wendy, that the minutes be approved. The motion was approved by a vote of 5-0, with no opposing votes.

**Treasurer's Report (May 2020)** (rounded to nearest dollar)

Revenues: \$368

Expenses:

Utilities (43.00) - \$120

Landscape maintenance (46.00) - \$800

Communication Svcs. - Web Host (41.00) – \$168

Other Charges - Budget Hearing Ad (49.00) – \$84

Cash in bank: \$40,424

Available to spend: \$32,925

**Old Business**

**Mobley Homes Issues (Repair, Pressure Washing and Painting of Jackson Rd. Wall/Proposed Landscaping)** – There was no update pertaining to this topic. Therefore, it was tabled until a future Board meeting.

**Pressure Washing of Gunn Hwy. and Casey Rd. Walls/Stucco Repair on Gunn Hwy. Wall** – Penny reported that she received estimates from Integrity Pressure Cleaning, the company approved by the Board in the past, which included an estimate for Jackson Rd. wall as well. The estimates had been forwarded to Trustees by email. Also, Penny attempted to obtain an estimate for stucco repair based on photos provided by Wendy. Bay-to-Bay Stucco & Stone initially agreed to provide an estimate but later recommended hiring a general contractor for this project. Tucson Finishes (Warren Wahl) provided an estimate by text of \$1,100. However, he did not provide a written estimate in time for the meeting, so Penny will forward that estimate to Trustees for the July Board meeting. Trustees discussed which work should be done first; pressure washing or stucco repair. It was agreed that pressure washing of the Gunn Hwy. and Casey Rd. walls should be done first. However, before that can be accomplished, the tree branches and shrubbery hanging over the walls must be cut back and residents with homes along the walls must be notified in advance by door-to-door distribution of a flyer. Barbara agreed to contact Gator Property Management, the new property maintenance company (see topic below), for an estimate on cutting back overhanging growth. Therefore, the topic was tabled until the July Board meeting.

**Major Repairs to Gunn Hwy. Wall** – Barbara reported that she received an email from T-3 Construction with answers to questions she posed based on discussion of the topic by Trustees at the May Board meeting. The email was forwarded to Trustees. Barbara added that the Board may not be able to approve monies for wall

repairs until the new fiscal year due to funding issues. It was agreed by Trustees to table the topic until a future Board meeting.

**New Business**

**New Property Maintenance Company (Gator Property Management, Inc.)** – Jay Kafcas (Jay’s Property Maintenance) sent notification to the District in May that he could no longer perform physical labor for health reasons and that services would now be provided by Gator Property Management. The company is fully licensed and insured and has been serving the Tampa Bay area for over 20 years. The monthly charge will continue to be \$800. Penny reported that she emailed a copy of the most recent contract to Jim Sears, owner. Barbara commented she contacted Jim to report that wet grass had been blown on the Gunn Hwy. wall and requested that this be corrected, which it was.

**Annual Statement of Financial Interest (Due July 1, 2020)** – Trustees were reminded that this document, which is required by the Florida Commission on Ethics, should have been received in the mail by all Trustees and must be completed and returned in the enclosed envelope by July 1. Failure to do so can result in a fine that must be paid by the Trustee.

There being no further business, Penny made a motion, seconded by Shirley, that the meeting be adjourned, which was approved by a vote of 5-0, with no opposing votes. Wendy adjourned the meeting at 7:30 p.m.

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

Wendy McCrorey, President \_\_\_\_\_