

**Beacon Park Phase 1 Homeowners Association  
Master Community Pool  
1956 Ribbon Falls Parkway  
Orlando, FL 32824**

**BOARD MEETING MINUTES  
September 24, 2019**

An organizational meeting of Beacon Park Phase 1 Homeowners Association, Inc. (the "Association"), was held on September 24, 2019 at the Master Community Pool located at 1956 Ribbon Falls Parkway, Florida 32824.

- I. **Call to Order** – The meeting was called to order at 7:09 p.m.
- II. **Determination of Quorum** – A quorum was met with all board members present in person: Sonya Arnold, Kathy Whitney and Belguis Alicea.
- III. **Confirmation of Proper Meeting Notice** – Proper meeting notice was posted at least 48 hours prior to the meeting.
- IV. **Review and Approval of prior meeting: January 22, 2019 and February 7, 2019** – Sonya made a motion to approve the meeting minutes of January 22, 2019 and February 7, 2019. Kathy seconded the motion. All in favor. The motion passed.
- V. **New Business**
  - A. **ARB Request – BOD Decisions** – Sonya made a motion to approve of the submitted ARB Request as presented. Kathy seconded the motion. All in favor. The motion passed.
  - B. **Waiver Requests** – Sonya made a motion to approve of all the submitted waiver request. Belguis Member seconded the motion. All in favor. The motion passed.
  - C. **Adoption of Exterior Paint Colors** - Sonya made a motion to approve of new exterior paint colors for homes. Belguis seconded the motion. All in favor. The motion passed.
  - D. **Neighborhood Watch T-Shirt Donation** - Sonya made a motion to approve of making a donation for the purchase of shirts for the Neighborhood Watch. Belguis seconded the motion. All in favor. The motion passed.
  - E. **Critter Control Update** - Sonya stated that the HOA is not responsible for the removal of any critters burrowing under the townhomes and made a motion to disapprove of any future request to have the HOA involved with removals. Kathy seconded the motion. All in favor. The motion passed.
  - F. **Sale of Townhome Update** – Sonya made a motion ratify and approve of the sale 13216 Silver Strands Falls, which was sold on August 21, 2019. Kathy seconded the motion. All in favor. The motion passed.
  - G. **Appointment of Committee Members** – Belguis made a motion to approve of the appointment of the committee members down below. Sonya seconded. All in favor. The motion passed.

**Townhome Committee**

- 1.Sonya Arnold [phase1beaconparkpresident@gmail.com](mailto:phase1beaconparkpresident@gmail.com)
- 2.Doug Zoeteway [dzoetewey@msn.com](mailto:dzoetewey@msn.com)
- 3.Stephanie McClure [stph1028@msn.com](mailto:stph1028@msn.com)
- 4.Tahally Monik [tyjimenez.19@gmail.com](mailto:tyjimenez.19@gmail.com)
- 5.Joe Desimoni [travelflorida@live.com](mailto:travelflorida@live.com)

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**Compliance Committee**

1. Stephanie Cameron [mrs\\_layne\\_cameron@yahoo.com](mailto:mrs_layne_cameron@yahoo.com)
2. Salvison Dickson [salvison@gmail.com](mailto:salvison@gmail.com)
3. Wissam Wakim [wwakim@earthlink.net](mailto:wwakim@earthlink.net)
4. Herbert McDuffie [herbert\\_mcduffie@yahoo.com](mailto:herbert_mcduffie@yahoo.com)

**ARB Committee**

1. Jey Mathi [jeyi.mathi@gmail.com](mailto:jeyi.mathi@gmail.com),
2. Kathy Whitney [phase1beaconparkvp@gmail.com](mailto:phase1beaconparkvp@gmail.com)
3. Wilda Caro wicaro [bp1finecomm@gmail.com](mailto:bp1finecomm@gmail.com)

- H. Landscape Update – Sonya made a motion to approve of the Landscape contract from Exclusive Landscape. Kathy seconded the motion. All in favor. The motion passed.

- VI. **Call to Adjourn** – Sonya made a motion to adjourn the meeting. Belguis seconded the motion. The meeting was adjourned at 8:08 p.m.