

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of January 17, 2017

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:30 PM at Weston Hills Clubhouse, 15627 Bay Vista Drive, Clermont, FL 34714. A quorum was established with the following Board members present: Irene Martello – President, Jackie Risen - Vice President & Keon Evens – Secretary/Treasurer. Sheila McCollum represented the management company. The notice for the meeting was posted in accordance to the Florida Statutes. Several homeowners were in attendance.

Review and Approve Minutes:

1. The minutes of the December 15, 2016, Board meeting minutes were approved as written with **Motion** from Jackie Risen & **2nd** from Keon Evens **VOTE:** Unanimous.

Treasurer's Report:

1. Board was provided with the December 31, 2016.
 - a. There were no issues with the financial statements.
 - b. The \$14,220.20 was due to collections write off for bad debt.
 - c. Motion by Jackie Risen & **2nd** from Keon Evens to transfer \$100,000.00 from account 350 – Unreserved Funds Beg Year to account 300 – Reserves. This will bring the reserve account to \$124,631.94, and the unreserved account down to \$146,541.72 which is still more than the \$195,064 need to fully fund the reserves.
 - d. The HOA has all the funds needed now that collections is down to \$80,000.00 from a high of \$450,000.00

Management Report:

1. The Management Report for December 09 – January 12, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money.
3. 15503Bay is now being worked on by both the Bank & Ryestone.
4. PIN# Policy – The PIN numbers for Envera are to be used for emergency use only, and should not be given out to vendors. We have found mis-use of this privilege and therefore we need to structure a policy to deal with the mis-use so we can ensure knowledge of who is in the community.
 - a. First a Courtesy Letter to warn the next mis-use will result in a change of PIN #
 - b. **2nd** mis-use Violation Letter and change of PIN#
 - c. **3rd** Fine – To Board and change of PIN#
 - d. **4th** Fine Committee – Yes/No
 - e. Fine of \$100.00 each occurrence, and \$25.00 Admin
 - f. Sheila McCollum to Draft letter.

Committee Reports:

Landscape:

1. Irene Martello with the Roads they will not be in for 3 weeks.

Architectural:

1. Pam Clark presented activity since December meeting:
 - a. 12/27 – 3 applications 3 approved
 - b. 01/10 – 6 applications 6 approved

CC&R Violations:

There was no appeal meeting last month, so there is no update.
We will be moving to Self Help in the New Year

Unfinished Business:

1. Walking Path – completed
2. Roads Update – Schedule was changed to January, so that it would not interfere with everyone's holiday.
 - a. Need Volunteers to walk the children to the bus stop since the buses will not be able to enter the community. This was emailed to all owners.
3. Dumpsters for the Road project – will be placed at all the access roads, so please do NOT clean out your garage. The dumpsters will need to last for 3 weeks.

New Business:

1. **Basketball Hoop update** – the basketball hoops were replaced, and the kids are happy with them.
2. **Fencing** - will be bid in 2017
3. **Children's Water Feature** - needs to be repainted, and we will be getting bids which include the exercise equipment.

Open Floor for Homeowners:

The next Board meeting is scheduled for February 21, 2017 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello **moved** to adjourn the meeting at 6:58 PM and Keon Evens **2nd**, **VOTE:** Unanimous.

Prepared by management for:

Keon Evens, Secretary


Signature


Date