

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of February 21, 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 January 19, 2017, Board meeting minutes were approved as written with **Motion** from Jackie Risen & 2<sup>nd</sup> from Keon Evens **VOTE:** Unanimous.

**Treasurer's Report:**

1. Board was provided with the December 31, 2016.
2. Review of report. Put money into reserves. Still have money for projects.
3. On target with collections.
  - 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 & 2<sup>nd</sup> 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 January 12, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money.
3. Top house evicted with Ryestone. Trees to be cut and charged to bank.
4. Edith Santos estate bought by Freo.
5. 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. 2<sup>nd</sup> mis-use Violation Letter and change of PIN#
  - c. 3<sup>rd</sup> Fine – To Board and change of PIN#
  - d. 4<sup>th</sup> Fine Committee – Yes/No
  - e. Fine of \$100.00 each occurrence, and \$25.00 Admin
  - f. Sheila McCollum to Draft letter.
6. Review of Self Help Letters. Working on trees. Next will be perimeter.

Not forgiving investors.

Committee Reports:

Landscape:

1. Irene Martello Tree trim, erosion.

Architectural:

1. Pam Clark presented activity since January meeting;
2. 1/23 - 4 approved
3. 2/14 - 7 Approved
4. Pergolas Criteria

CC&R Violations:

There was no appeal meeting last month, so there is no update.

Unfinished Business:

1. Walking Path - completed
2. Two cars towed total.

New Business:

1. Fencing - Waiting on third bid
2. Children's Water Feature - Foryan Painting - \$800 Motion for approval, IM/KE
3. Rental Package - \$100
4. Deposit for Bulk pick up \$150.00

Open Floor for Homeowners:


The next Board meeting is scheduled for March 30, 2017 at the Weston Hills Clubhouse.

Yard Sale April, 29, 2017. Put on Website.

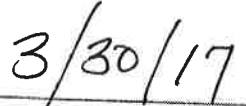
There being no further business to be brought before the Board, Irene Martello moved to adjourn the meeting at 7:24 PM and Keon Evens 2<sup>nd</sup>, VOTE: Unanimous.

Prepared by management for:

Keon Evens, Secretary

  
Signature

Date

  
3/30/17