

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of April 21, 2016**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:36 PM at Weston Hills Clubhouse 15627 Bay Vista Drive, Clermont, FL. A quorum was established with the following Board members present: Irene Martello – President, Nancy Finch – Vice President, and Keon Evens – Secretary/Treasurer (Late at 6:40 PM). 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:**

The minutes of Wednesday March 17, 2016, Board meeting minutes were reviewed with Motion from Nancy Finch & 2<sup>nd</sup> from Irene Martello Vote: Unanimous.

**Financial Report:**

Board was provided with the March 30, 2016. There were no issues with the financial statements. Review of several collections issues by number on the descending list.

**Management Report:**

1. The Management Report for March 11, 2016 – April 19, 2016 was presented to the Board.
2. Envera Database Audit – not completed.
3. Spring Clean-up date is 5/1/16, and the first grouping of issues is SOD, Tree trimming, and ARV items that need to be converted at sale.
4. Convert fines to Assessments – ON HOLD
5. Small balances – all balance under \$25.00 on the AR aging that are not assessments can be removed, and is now a standing procedure. **Motion:** Irene Martello, 2<sup>nd</sup> Nancy Finch **Vote:** Unanimous.

**Committee Reports:**

**Landscape:**

1. Irene Martello discussed the status of the Landscaping from Land Art the front area is done.

**Architectural:**

1. Pam Clark presented activity since March's meeting
2. New member of the ARC is Bobby Eonta from 15925 Autumn Glen
3. The ARC wants to change the criteria for privacy fences, and remove it. They will present new criteria at the next meeting, but they will no longer approve privacy fences.

**CC&R Violations:**

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

Rymal was sent a certified letter to appear before the Board for fining for leaving items on her driveway and grass for more than 3 weeks. Today the items are still on the driveway and the grass of her neighbor. **Motion** by Irene Martello 2<sup>nd</sup> by Nancy Finch to Fine the Rymal house \$100/day until resolved. **Vote:** Unanimous

**Unfinished Business:**

1. Access Roads and cutting off access – Irene Martello gave Sheila McCollum her contact at the company as Chuck 321 388 7895. HOLD
2. Golf Cart bids reviewed by Board. **Motion** by Nancy Finch with **2nd** by Keon Evans to award the golf cart purchase to Villages Golf Cart for \$7,062.70 with a \$1,000.00 for a total of \$6,062.70. For a new Golf Cart. **Vote:** Unanimous.
3. Renter Package review (3) – The Board would like to proceed with the mid-level option, and to start to draft the paperwork, and have the attorney review.
4. The Attorney meeting went well, and the collections from both Bush Ross & Your Town Law and now proceeding to Alliance’s attorney. Next will be the gate hits package, and then to the renter package.
5. Envera Update – We had a meeting with Envera after we had one month of numerous issues with the front gate. The technical issues seem to now be under control.

**Motion** by Keon Evans **2nd** by Irene Martello to approve an additional camera for the lane to catch vehicle tags for cars that run the gate down the boulevard.

**New Business:**

1. Yard Sale proceeds of \$100.00 to the community from items that the HOA no longer uses.
2. Ratify the Electric fixes that Ric’s Electric did this month to bring the Cabana up to code for \$1,400.00. **Motion** by Irene Martello **2nd** by Keon Evans **Vote:** Unanimous.
3. Tennis/Basketball Bids. The board reviewed the 3 bids in hand, and Motion by Irene Martello **2nd** Keon Evans **Vote:** Unanimous to select Sports Surface bid for \$10,950.00 with the additional option 4 for the rock drain of \$2,500.00.
4. Painting of the Clubhouse bid by Testerman for \$8,891 Motion by Irene Martello, **2nd** Nancy Finch, **Vote** Unanimous.
5. Sheila McCollum to schedule both the Tennis Courts/Basketball courts at the same time as the painting by the **2nd** or **3rd** week of May.

**Open Floor for Homeowners:**

Mosquitos are becoming an issue. Sheila McCollum will call the Lake County Mosquito control every other week to have them spray.

The next Board meeting is scheduled for Thursday, May 19, 2016 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello **moved** to adjourn the meeting at 7:55 PM and Keon Evens **2nd**, **VOTE:** Unanimous.

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Signature

Date 7/26/16