

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

Irene Martello would like to thank Pam & Howard Clark & Keon Evens for helping with the broken gates on Easter Sunday. Great volunteers who help with the community, and to keep the expenses down.

Review and Approve Minutes:

1. The minutes of the March 30, 2017, Board meeting minutes were approved as written with **Motion** from Keon Evens & **2nd** from Jackie Risen **VOTE:**
Unanimous.
 - a. Sheila will send approved Copy to Keon for signature, and then post on website.

Treasurer's Report:

1. Board was provided with the March 31, 2017.
2. Review of report which is on target with the Budget.
3. On target with collections.
 - a. There were no issues with the financial statements.

Management Report:

1. The Management Report for April 18, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money. Send list of shut off letters to Irene Martello.
3. Alliance has collected over \$48,000.00 since the beginning of the year.
4. Sheriff to monitor the Basketball area & pool on a random schedule during this summer.

Committee Reports:

Landscape:

1. Irene Martello – Tree cut down that is lifting the concrete.

Motion by Jackie Risen **2nd** Keon Evens to have the tree in the common area located at the back of 16001 Bay by Land Art for \$800.00. **Vote:** Unanimous.

Architectural:

1. Pam Clark presented activity since March meeting:

2. 1 meeting since the last Board Meeting with 15 applications – all approved.

CC&R Violations:

1. Self Help has resulted in clean up then violation letters.
2. Appeal by 15605 Autumn Glen. **Motion** by Keon Evens 2nd by Jackie Risen to not rescind the fine, and the owners must replace the fence with the current standard of white vinyl. **Vote:** Unanimous.
3. Appeal by 15933 Bay Vista. **Motion** by Keon Evens 2nd by Jackie Risen to not rescind the fines of \$2,000.00. **Vote:** Unanimous.

Unfinished Business:

1. Children's Water Feature the paint has arrived, and was delayed to flooding up north. The vendor has been notified.
2. Fencing in Weston Hills – Is now in the permitting phase, and we will have an Engineer out to fulfill the St Johns River Water District requirements. **Motion** Keon Evens to approve the expense of an Engineer for the St Johns River Water District requirements. 2nd Jackie Risen **Vote:** Unanimous.
3. Envera – License Reader will be installed on 5/1/17, and will have a soft open for 2 days. 2 weeks later we will have the hard opening with the new system there will be **NO** need for PIN #s.

New Business:

1. Benches for walking path – looking for about 4 benches for the next meeting
2. Rental Rules – will be reviewing another communities rules to see what would be helpful for Weston Hills. The Board would like to set-up a meeting with the Attorney to discuss.
3. The Board would like to have a meeting with the Attorney to discuss trespass and people running the gate.
4. Laptop has died and the Board can no longer review the security tapes. **Motion** by Jackie Risen 2nd by Irene Martello to buy a 16 Gig Ram machine for no more than \$1,000.00 which should last 3 years. **Vote:** Unanimous.
5. Memorial Day Weekend – Sheriff Coverage to protect the newly fixed streets and prevent fireworks damage. **Motion** by Irene Martello 2nd by Keon Evens to assign 4 Sheriff's for Friday, Saturday, Sunday & Monday from 8pm – 12midnight. **Vote:** Unanimous.
6. Envera RFID stickers – **Motion** by Keon Evens 2nd by Jackie Risen to make the price of stickers \$25.00 for new owners and renters, and \$20.00 for all other replacements due to windshields or new cars. **Vote:** Unanimous.

Open Floor for Homeowners:

The next Board meeting is scheduled for May 18, 2017 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello **motioned** to adjourn the meeting at 7:25 PM and Keon Evens 2nd, **VOTE:** Unanimous.

Prepared by management for:

Keon Evens, Secretary

Keon Evens
Signature

Date 5/18/17

APPROVED