

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of May 19, 2016**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:34 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 Late: Keon Evens – Secretary/Treasurer (Late at 6:45 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.

**Point of Order:** Change to Treasurer's Report –

There are no issues that Board wants researched.

**Management Report:**

**Motion** by Irene Martello, **2<sup>nd</sup>** by Nancy Finch to send all behind and Arrears a Letter suspending their use rights of the RFID stickers for the front gate & the amenity center cards. **Vote:** Yes Irene Martello, Nancy Finch, Absent: Keon Evens

Keon Evens Arrives at 6:45PM

**Review and Approve Minutes:**

1. The minutes of the Wednesday April 21, 2016, Board meeting minutes were reviewed with **Motion** from Nancy Finch & **2<sup>nd</sup>** from Keon Evens **VOTE:** Unanimous.

**Financial Report:**

1. Board was provided with the April 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 April 19, 2016 – May 19, 2016 was presented to the Board.
2. Envera Database Audit – not completed.
3. Convert fines to assessments – ON HOLD.
4. Small balances – all balances 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
5. Gate Hits – have a legal review 2-4 hours by Patrick Burton of DiMasi Law.  
**Motion** by Keon Evens, **2<sup>nd</sup>** Irene Martello, **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 4/26 & 5/10. All documents in the corporate book.
2. New member of the ARC is Bobby Eonta from 15925 Autumn Glen

### **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. Has been ordered, and the 50% deposit check was received.
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. Envera Update – Envera has a new tag camera that they want to install free of charge for Weston Hills.  
**Motion** by Irene Martello 2<sup>nd</sup> Nancy Finch by to approve an additional camera for car tags being automatically scanned at the gate. **Vote:** Unanimous  
**Motion** by Irene Martello 2<sup>nd</sup> by Nancy Finch to approve the move of the entire Pool area over to Envera. **Vote:** Unanimous
5. Tennis/Basketball renovation almost complete.
6. PAM Maintenance: Move the pavers that are stacked outside the pool away from the pool fence, finish columns, paint inside clubhouse, paint the shed to the new cabana color, paint the arch of the cabana blue.

### **New Business:**

Pool vandalism was caused by people stacking the pavers up and climbing into the pool area. The CIS service never caught them which resulted in approving Envera for Pool monitoring.

The Board of Directors wants to thank **Pam Howard & Joe Felsman** for helping to get the pool fixed!

Doggie Poo is an issue in the cabana area. The smell is so bad, that Irene Martello motioned to buy 2 new garbage cans to be placed at the entrance of the drive of the amenity area for \$250-\$500. **Motion:** Keon Evens 2<sup>nd</sup>: Irene Martello **Vote:** Unanimous

Discussion regarding having a second pick up of trash each week which will be \$24/year per house. No motion.

**Open Floor for Homeowners:**

The next Board meeting is scheduled for Thursday, June 16, 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 **2<sup>nd</sup>**, **VOTE: Unanimous.**

Prepared by management for:

Keon Evens, Secretary

  
Signature

  
Date

APPROVED

