

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of May 18, 2017

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:33 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 & Gina Holbrook 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 April 20, 2017, Board meeting minutes were approved as written with **Motion** from Keon Evens & 2nd from Jackie Risen **VOTE:** Unanimous.
 - a. Keon Signed approved copy & it will be posted to website.

Treasurer's Report:

1. Board was provided with the April 30, 2017.
2. Review of report which is only over by the cost of the new fence.
3. On target with collections.
 - a. There were no issues with the financial statements.
4. Send payment plan letter to 2721 Brook Hollow.

Management Report:

1. The Management Report for May 11, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money.
3. Collections are now under \$100,000.00 for the first time in years.
4. 15503 Bay Vista has been foreclosed, and Ryestone is working to evict the tenant.
5. Motion by Irene Martello 2nd by Jackie Risen to convert fines to assessments for the following homes.
 - a. 15841 Autumn - \$1,000.00 Trees
 - b. 15726 Autumn - \$1,000.00 Lawn
 - c. 15654 Autumn - \$1,000.00 Weeds
 - d. 2718 Brook - \$1,000.00 Power Wash Home
 - e. 15953 Bay - \$1,000.00 Trash Can

Committee Reports:

Landscape:

1. Irene Martel – The front wall has a crack and Sheila McCollum will be getting bid from Viking Masonry to address.
2. Land Art will be cleaning up the common area that owners had encroached on this month. All owners have received letters from management that the entire St Johns River Water District Easement needed to be cleaned out.

3. The trees over the wall will be cleaned up.
4. 2 trees will be cut down out of the St Johns River Water District Easement.

Architectural:

1. Pam Clark presented activity since April meeting:
2. 2 meetings since the last Board Meeting:
 - a. 4/25/17 10 Apps 6A, 4D
 - b. 5/09/17 8 Apps 7A, 1D

Pam is working with new owner that had 4 applications denied. There is an issue with the structure of the house, and there is a great deal of wood rot.

CC&R Violations:

1. Self Help has resulted in clean-up & Sheila McCollum would like to start Self-Help for the perimeter houses along the common area who have left the back of their houses full of black algae and in disrepair. The Board of Directors is in agreement, and Sheila McCollum will start the process.

Unfinished Business:

1. Children's Water Feature Is now open.
2. Fencing in Weston Hills – Is now in a holding pattern because we have to have an engineer out to review the St Johns' River Water District with the fence plan.
3. Envera – License Reader is installed.
 - a. The license reader is not scanning the back strip.
 - b. We are not running background checks.
 - c. The system is legal to use for a deed restricted community.
4. Benches for walking path – Hold for now.
5. Updates for Parties – Signs – Done, Registration waiting on the attorney.
6. Legal Updates – Sheila McCollum has presented the updates from the attorney.

New Business:

1. Party Notification – Legal is working on this.
2. Sheriff for parties during the summer. **Motion** by Keon Evens **2nd** by Jackie Risen to have Sheriff Officers during the summer weekends on Saturday & Sunday from 3PM – 7PM to stop the drinking at the pool & keep the volunteers safe from belligerent people who have drunk too much like last summer. **Vote:** Unanimous This ensures that good neighbors who do not cause any problems at the pool do NOT have to pay for those that do cause problems at the pool. The shifts can be 3-7PM or 2-6PM.
3. Spikes for Front Exit Gate - **Motion** by Jackie Risen **2nd** Keon Evens to install the spikes & signs at the exit gate for \$7,670.00 to ensure that gate runners to not enter the exit gate and cause an accident at the community as has been happening for the last several months. **Vote:** Unanimous.
4. New Gate due to accident at the front gate – **Motion** by Irene Martello **2nd** by Jackie Risen to approve the new gate at \$4,700.00 and to charge the owner/vendor who caused the accident. **Vote:** Unanimous.

5. Premier Assoc. Mgt of CFL – new 2 year contract – **Motion** by Keon Evens 2nd by Jackie Risen to approve the new contract. **Vote:** Unanimous. Contract was signed by Irene Martello & Keon Evens.
6. Irene Martello presented pictures of the flipped car in front of the community. With the new hospital going in behind Wal-Mart Irene wants to petition FLDOT to put in a new light in front of the community. We will Eloop to see if we have any volunteers.

Open Floor for Homeowners:

The next Board meeting is scheduled for Monday June 26, 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

Signature

Date

APPROVED