

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of June 16, 2016

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 37114. A quorum was established with the following Board members present: Irene Martello – President, Nancy Finch - Vice President, and 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.

Point of Order: Change to **Collections with Alliance** – Valerie Bender

There are no issues that Board wants researched.

Review and Approve Minutes:

1. The minutes of the Wednesday May 19, 2016, Board meeting minutes were reviewed with **Motion** from Keon Evens & **2nd** from Irene Martello **VOTE:** Unanimous.

Treasurer's Report:

1. Board was provided with the May 31, 2016.
 - a. There were no issues with the financial statements.
2. **Motion** by Irene Martello **2nd** by Keon Evens to increase the Capital Contribution to \$500.00 **VOTE:** Unanimous

Management Report:

The Management Report for May 19, 2016 – June 9, 2016 was presented to the Board. The Envera Database Audit – not completed

Convert fines to assessments – Motion by Keon Evens **2nd** by Nancy Finch to Convert all Fines from 2015 to Assessments per the tops report run on 6/16/16 **Vote:** Unanimous

Mischief around the community was discussed: Breaker removed from irrigation system, Pool lights taken out, Screws on the pool returns taken out. We will be illuminating the pool with motion sensors to stop the mischief.

Keon Evens **Motioned** Nancy Finch **2nd** that the Courtesy Notice should have the 30 day Self-Help warning, and that we should start to fix those items that we can **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 May's meeting 5/24 7 apps, 6/1, & 6/15 12 apps. All documents in the corporate book.

2. **Motion** to add new items to the ARC criteria by Nancy Finch 2nd by Keon Evens to add Valspar: Cincinnati Hotel Linder Blue 4005-3c, Olympic: Footpath D62-3, and Valspar: Graham Cracker Crust C186 to the community House painting choices. Vote: Unanimous. New Colors in Corporate Book.

CC&R Violations:

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

Unfinished Business: Olympic:

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 delivered
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. In with Di Masi. **IP**
4. Envera Update- Issue with the PIN #S, and people handing them out to everyone instead of putting visitors on their Envera list. The Board of Directors will be looking at turning off all PIN Numbers
5. Tennis/Basketball renovation was NOT done well and Sports Surfaces is sending out another team to complete.
6. PAM Maintenance: Man broke ankle and will not return for approximately 1 month.
7. Renter Rules & Regulations to be written up on an 8 ½ x 11 piece of paper to be signed by Renter.
8. Motion by Keon Evens 2nd by Nancy Finch to turn off PIN# as on 7/1/16 and allow 2 more stickers in its place. Anyone caught handing out the PIN# will suspend their RFID Privileges for 30 days. All cars registered in Weston Hills will have to have a Weston Hills address. Vote: Unanimous
9. Email for pool hours of 8 AM – 9 AM for adult swim, 9 AM – 8 PM for all.

New Business:

Open Floor for Homeowners:

The next Board Meeting is scheduled for Thursday, July 21, 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 7:54 PM and Keon Evens 2nd, **Vote:** Unanimous

Prepared by management for:

Keon Evens, Secretary

Signature

Date