

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of July 15, 2015**

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. A quorum was established with the following Board members present: Irene Martello – President; Edwin Sanchez – Vice President; Keon Evens – Secretary/Treasurer. Gina Holbrook & 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:**

1. The minutes of the Wednesday June 24th, 2015 were reviewed and approved. Board meeting minutes were reviewed with **Motion** from Keon Evens & 2<sup>nd</sup> from Irene Martello vote Unanimous.

**Financial Report:**

1. Board was provided with the June 30, 2015 financial report as provided by Premier Management.
2. Alliance now has a contract for all new collections, and those collections we can transfer from Bush Ross.
3. All collections have been consolidated into one spreadsheet for review, and action. All attorneys are on the same spreadsheet with dollars owed and next action.

**Management Report**

1. The Management Report was presented to the Board prior to the meeting and has been filed in the corporate book.
2. There was a great deal of discussion on bringing all prior Violations to hearing.
3. Remember the Milk was presented as the list of TO DO items

**Committee Reports:**

**Landscape:**

1. Edwin Sanchez is the Board Liaison for this committee, and the new Landscaper – Lawn Art is doing a good job, and the amount of money to be spent should now be complete.
2. Lawn Art took down 39 trees, and Edwin would like to add some color.
3. Lawn Art fixed the irrigation issue.
4. Would like to add some Crepe Myrtle for color.

**Architectural:**

1. Pam Howard is actually Pam Clark presented her results of 6 applications: 5 approved, 1 denied
2. All paperwork was given to Sheila McCollum for update into the TOPS system, and notification of owners.

**CC&R Violations:**

1. The community is anxious to get hearing back on line.
2. Sheila McCollum reported that there are 296 open violations at this time.
3. Hearing has been scheduled for July 23<sup>rd</sup>, 2015 at the Clubhouse

**Unfinished Business:**

1. Front gate bids – Sheila McCollum to schedule time for each vendor to meet with sub-committee of owners.

2. 2 Sisters and a Broom arrival time has varied a great deal, and can we get the same time each day.
3. Valley Crest Remote Control – can we get it back. Valley Crest 407 292 9600
4. Pedestrian Gate is broken lock, and it will cost \$450 to fix.

**Motion** was initiated by Keon Evens to replace the broken pedestrian gate lock for \$450.00 , 2<sup>nd</sup> by Irene Martello, Vote Unanimous.

The pool monitor is no longer an issue this late in the summer and is now moot. Perhaps next year, but this year there has been no real issues at the pool.

#### **New Business:**

1. Budget list of projects for next year will be given at the next Board Meeting
2. Annual Meeting date & election issues need to be addressed to get more participation by using E-Loop (Website broadcast function), Facebook & website.
3. Discussion to start a sub-committee to address rental issues and rental owners.
4. Owners at 15853 Bay Vista regarding trimming of the common area tree was invited to speak to the board, BUT did not show up for discussion.
5. Would like to start an email form to include in the Annual Packet to increase the number of emails from the community to owners for better communications.

#### **Open Floor for Homeowners:**

1. Owners present asked various questions to the Board which we responded to,

The next Board meeting is scheduled for July 15, 2015 at the Weston Hills Clubhouse. There being no further business to be brought before the Board, Irene Martello moved to adjourn the meeting and Keon Evens seconded the motion. Meeting was adjourned at 7:49pm.

Prepared by management for:

Keon Evens, Secretary

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Signature

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Date