

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of July 21, 2016

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

Review and Approve Minutes:

1. The minutes of the Wednesday June 16, 2016, Board meeting minutes were reviewed with **Motion** from Irene Martello & **2nd** from Nancy Finch **VOTE:** Unanimous.

Keon Evens Arrives

Treasurer's Report:

1. Board was provided with the June 30, 2016.
 - a. There were no issues with the financial statements.
 - b. The P&L is over due to gate issues.

Management Report:

2. The Management Report for June 8, 2016 – July 14, 2016 was presented to the Board.
3. Discussion regarding the aging and that we are down from \$150,000+ in Assessments to \$96,000 of which at least \$68,000 is collectible.
4. Management is working through the shut off of amenities list of which several issues came up:
 - a. All fines were posted in December
 - b. Owners are stating the Amenities shut off is there first knowledge of the fine.
 - c. I reviewed and this is true, so I need to work with Accounting on getting amounts due out in a more timely manner
 - d. The issues with the system last year resulted in a data dump, and some of the owners were charged because the system re-activated their violation.
 - e. As owners are letting me know I am correcting the issue and removing the fine
5. There were no appeals for the committee in June, but there may be several for the Board tonight during open session.
6. There is no conversion of fines to assessments this meeting.
7. There are 20 owners schedule for fining next month. So we gave all owners from January – March 31st to clean up the property for SOD, Trees, and pressure washing, and then started the process. The owners have had from April 1 – July 20th to contact management with a written plan. Anyone without a PLAN will be in for fining next month. This is at least 4 months.

8.

Committee Reports:

Landscape:

1. Irene Martello discussed the change of the irrigation boxes.

Architectural:

1. Pam Clark presented activity since May's meeting 6/28 3/3 apps, 7/12 4 3/1 apps
All documents in the corporate book.
2. **Motion** to add new items to the ARC criteria by Irene Martello 2nd by Keon Evens to add Valspar: April Thicket since Cincinnati Hotel Linder Blue 4005-3c, is no longer available **Vote:** Unanimous
3. **Motion** to add new items to the ARC Criteria by Irene Martello 2nd by Nancy Finch to take Graham Cracker out of the criteria since it is no longer available. **Vote:** Unanimous.

CC&R Violations:

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

Unfinished Business:

1. Access Roads and cutting off access – Dropping from Agenda.
2. 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 DiMasi. **IP**
3. Envera Update – Pool is complete. Discussion regarding fines for Parties not reserved, and staying in the pool during Thunder. No volunteers should be confronted by any owner/renter.
4. Tennis/Basketball renovation was **NOT** done well and Sports Surfaces has still not sent another team out to complete.
5. Renter Rules & Regulations – was presented to the Board, and we are ready to deploy. **Motion** by Irene Martello 2nd by Keon Evens to deploy the Rules and Regulations **Vote:** Unanimous

New Business:

1. **Street Sweeping** by 15852 Autumn – Polinski – The Board Discussed, and all owners are responsible for cleaning the street in front of their house. Sheila McCollum will email the owner
2. **New Cabana Rental Agreement** – The Deposit is \$150.00 for all! The Clubhouse rental comes with the Cabana for \$100.00, the Cabana can be rented by itself for \$50.00. There is NO Clubhouse ONLY rental. **Motion** by Nancy Finch with 2nd by Irene Martello, **Vote:** Unanimous. No Alcohol & No Glass will be added to the Rules & Regs. to ensure all know it is a finable offense.
3. Discussion regarding renting the Cabana space for 8 or more having a PARTY!
No Party – No Cleanup needed – No Reservation. Sheila McCollum will adjust the form and update with the new rates.

4. Pool BAD WEATHER Policy. **Motion** by Keon Evens 2nd by Nancy Finch to enforce the County's Lightning 10 mile Policy by informing all owners/renters registered in the community that if they are in the pool when it is determined or "If you here Thunder – Out of the Pool" you will be fined. No Volunteers will be coming to clear the pools since they have been verbally threatened and abused by owners/renters. **Vote:** Unanimous. The process will be a review of the cameras and the Volunteer will talk them out.
5. School Buses are being given RFID stickers, and Irene Martello will work with each bus to ensure they can access the community and not harm the gate arms.
6. Fire Tech was out to do Annual Maintenance on the pool area fire extinguishers (4) 1 in each room, and 2 in the cabana area.
7. Community Cell phone is now deployed and the phone number was published from the Website through E-Loop. There will be no response after 5:00 PM. All emergencies need to go to 911.
8. Nancy Finch announced that she will not seek re-election to the Board of Directors of Weston Hills at the next annual meeting. The opening will be sent via E-Loop to owners to volunteer for the open position. Jackie Risen has volunteered to fill the position.

Open Floor for Homeowners:

Mrs. Harless of 15754 Autumn Glen asked about the violation letters she has received for 2 Architectural issues: Garbage Enclosure & Back Fence. Neither item had an ARC application submitted and approved. Neither item is considered to be in compliance. Mrs. Harless explained that she followed what the criteria said. Sheila McCollum explained that all exterior changes should have an ARC application submitted so that the interpretation of the criteria is discussed BEFORE installation, and that would save any mis-understandings. Keon Evens explained why it is so important that the ARC application be submitted before work with a survey, and that items that are good with your neighbor today may not be good with the new neighbors of tomorrow. The only way to protect the HOA from being sued is to ensure that all applications get review before work begins. Sheila McCollum stated the next course of action for the HOA is Injunctive Relief and to take the items down, and charge the Harless for the work and legal expenses. Mrs. Harless will put 2 applications in and work with the ARC on a compromise that works for both.

Mr. Hassan of 15908 Autumn Glen came to discuss his fine which was issued by the prior Management Company, and converted to assessments before Premier Mgt. took over and when Debbie Wedge was the manager. Sheila McCollum of the management company told the Board of Directors that all paperwork of more than a couple of hundred pages has been submitted to Mr. Hassan.

Irene Martello of the Board stated that Mr. Hassan contention regarding her relieving him of the fine is erroneous. Pam Clark of the ARC stated that Mr. Hassan contention regarding her inspection of the property with Irene Martello and telling him all is okay is erroneous. Ms. McCollum wrote Mr. Hassan that she has exhausted all remedies, and that Mr. Hassan can have his attorney contact her. Mr. Hassan objects to getting an

attorney, and stated it is his right to be his own attorney. Ms. McCollum stated that she will be glad to receive his court Motion.

Appeal from the Pinto's of 2749 Wilshire Road regarding their Violation Fine of \$1,000.00. Long discussion with the Board regarding non-response to the 2 certified letters. One for hearing, and the other for fine. The family was gone during this time and never saw either. They only learned they owed money when Management sent out the shut off for amenities. Sheila McCollum discussed it with Mrs. Pinto and told her she would have to appeal to the Board for reversal of the fine. Sheila McCollum stated the fine has NOT been converted to Assessment yet. **Motion** by Irene Martello 2nd by Nancy Finch **Vote**: Unanimous.


Motion by Irene Martello – President wanted to make sure to Thank Mr. Middleton of 2909 Wilshire Road for his help in putting up the new Soccer nets. 2nd Keon Evens, **Vote**: Unanimous

The next Board meeting is scheduled for Thursday, August 18, 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 8:18 PM and Keon Evens 2nd, **VOTE**: Unanimous.

Prepared by management for:

Keon Evens, Secretary



Signature



Date