

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of August 18, 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, & Keon Evens – Secretary/Treasurer. Absent: Nancy Finch – Vice President. 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:**

**Motion** by Keon Evens 2<sup>nd</sup> by Irene Martello to accept Nancy Finch's resignation from the Board of Directors. **Vote:** Unanimous

**Motion** by Irene Martello 2<sup>nd</sup> by Keon Evens to appoint Jackie Risen to fill the open Board of Directors position. **Vote:** Unanimous

Irene Martello thanks Nancy Finch for all of her hard work on the Board of Directors.

**Review and Approve Minutes:**

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

Keon Evens Arrives

**Treasurer's Report:**

1. Board was provided with the July 31, 2016.
  - a. There were no issues with the financial statements.
  - b. The P&L is in the black.

**Management Report:**

2. The Management Report for July 14, 2016 – August 14th was presented to the Board.
3. Discussion regarding the aging and that we are down from \$150,000 TOP 10 Accounts for 62% of \$\$\$ owned.
4. Management is working through the shut off of amenities list. TOP 10 were turned off and 15503Bay was completely Shut Down due to lack of documentation. We think these are squatters.
5. There were no appeals for the committee in July
6. Fines:
  - a. 2822 Wilshire – RE-SOD - PLAN - NO FINE
  - b. 2833 Mayflower-SWING -DONE - NO FINE
  - c. 15747 Bay - Trim Tree -DONE - NO FINE
  - d. 15928 Autumn – RE-SOD - - FINE
  - e. 15816 Autumn – Trim Bush-DONE - NO FINE

- f. 2834 Wilshire – RE-SOD -PLAN -Till 9/1/16
- g. 2725 Wilshire – RE-SOD - - FINE
- h. 15953 Bay – Trash cans - - FINE
- i. 15706 Bay – RE-SOD - - FINE
- j. 15543 Bay – RE-SOD -Plan - Till 9/1/16 This was the renter Emmanuel Colon, and not the owner. He is doing Rent-to-Own.
- k. 15503 Bay – Tot Yd Maint - -FINE
- l. 15503 Bay – PWS/DWS - - FINE
- m. 15940 Autumn-RE-SOD - - FINE
- n. 15605 Autumn – RE-SOD - - FINE
- o. 15841 Autumn – Trim Tree -FINE Owner living in Maryland, Rent Demand to Alliance.
- p. 15630 Autumn – RE-SOD - - FINE
- q. 15629 Autumn – RE-SOD - - FINE
- r.

7. There is no conversion of fines to assessments this meeting.

### Committee Reports:

#### Landscape:

1. Irene Martello discussed the Azaleas in front of the Clubhouse are at the end of life, and will be pulled out. The hedge around the Tennis & Basketball Courts are at the end of life, and will be pulled out.

#### Architectural:

1. Pam Clark presented activity since May's meeting 7/26 10 apps 8A/2D, 8/9 6 apps all approved. All documents in the corporate book.

#### CC&R Violations:

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

#### Documents:

Jackie Risen and Joe Felsman will work on the Commercial Vehicle description to present at the next Board of Directors Meeting. Sheila McCollum will send the very restrictive Commercial Vehicle description to both.

#### Trees:

There is an issue regarding the trees that line 27 outside the community. They are cut away from the power lines, and they are looking bad. We need the County group responsible contact information and the code information so we can produce a position paper to deal with trying to cut the trees down, and not incurring a fine.

#### Unfinished Business:

1. Access Roads and cutting off access – HOLD
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. ***DONE and being passed out.***
3. Tennis/Basketball renovation is now complete.

#### New Business:

1. **Draft Budget is to** be reviewed, and we will have a Budget meeting. The Board of Directors and Joe Felsman & Sam Martello will also attend on 8/25 at 4:00 PM.
2. Tree Down to stress fractures for \$800.00 by Arbor Tech **motion** by Irene Martello **2<sup>nd</sup> Jackie Risen Vote: Unanimous**
3. 2 sets of arms have been bought for the gate, so there is always one back up pair on site.
4. Nylon Bolts have been bought for the gate arms 335 for \$50.00.
5. New Volunteer Distribution List will be sent out.
6. For Halloween 2 Police Officers from LCSO from 5:00 PM – 9:00 PM.
7. **Motion** by Irene Martello **2<sup>nd</sup>** by Keon Evens to appoint an empowered volunteer that is on-site when Irene Martello is away. This will allow Irene Martello to have an un-interrupted time off. This volunteer will have the same powers of the President while the President is away, and the following have agreed to fill in:
  - a. Pam Clark
  - b. Joe Felsman**Vote: Unanimous**

**Open Floor for Homeowners:**

Yard Sale will be October 15th

The next Board meeting is scheduled for September, September 15, 2016 at the Weston Hills Clubhouse and will be the Annual Budget Meeting.

There being no further business to be brought before the Board, Irene Martello **moved** to adjourn the meeting at 8:00 PM and Keon Evens **2<sup>nd</sup>, VOTE: Unanimous.**

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date