

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

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 34714. A quorum was established with the following Board members present: Irene Martello – President, Jackie Risen - Vice President. Absent: 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 July 20 Board meeting minutes were approved as written with **Motion** from Jackie Risen & 2<sup>nd</sup> from Irene Martello **VOTE:** Unanimous.
  - a. Keon will be sent an approved copy for signature after his trip.

**Treasurer's Report:**

1. Board was provided with the June 30, 2017.
2. On target with collections.
  - a. There were no issues with the financial statements.

**Management Report:**

1. The Management Report for August 10, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money.
3. 15503 Bay Vista has been evicted.

**Committee Reports:**

**Landscape:**

1. Irene Martello – There are no extras needed for the next few months.

**Architectural:**

1. Pam Clark presented activity since June meeting:
2. 2 meetings since the last Board Meeting:
  - a. 7/25/17            2 Apps            3A, 0D
  - b. 8/08/17            8 Apps            8A, 0D
3. There are 3 homes that have ground cover that has NOT filled in after 1 year. Sheila McCollum from Premier Assoc. Mgt. asked Pam Clark Chair, ARB to send her the addresses. Sheila will start the process to have the easements converted back to sod for lack of compliance to the ARC agreement by the owners. Sheila McCollum explained the Injunctive Relief that might be necessary is the owners are non-compliant.

**CC&R Violations:**

1. There are 2 inspections each month, and we have implemented Self-Help.

- a. This month is Pressure Washing (PWS), Drive way washing (DWS), and edging (EDG). Premier Maintenance for PWS & DWS, and Land Art for Edging.
2. Perimeter will be self-help
3. Fines plans:
  - a. 15425 Bay – Plan – Replace grass on easement by 8/25/17.
  - b. 15441 Bay – Premier Maintenance will meet with them to show them all that needs to be cleaned in the fascia. They will have 2 weeks to comply.
  - c. 15812 Autumn – Per inspection on 8/17 the three items have been fixed:
    - i. Remove Stump
    - ii. Trim Palm Fronds
    - iii. Clean Fascia
4. Motion by Irene Martello 2<sup>nd</sup> by Jackie Risen to fine the following homes:
 

a. 15405Bay	Rock Bed	Schouten-	FINE
b. 2540Mead	PWS	Petit	FINE
c. 2912Wils	Repaint Fence	Ogle	FINE
d. 2901Wils	Weeds in Concrete	Freo	FINE
e. 15928Aut	New Fence	American	FINE
f. 15437Bay	Numbers	McGann	FINE
g. 2700Wils	PWS	Yu	FINE
h. 15421Bay	Easement/Grass	Akason	FINE
i. 2718Brook	Fascia	Rabah	FINE
j. 15632Bay	Fence	Dabbas	FINE
k. 15632Bay	Weeds	Dabbas	FINE
l. 15428Bay	Rock/Mulch	Eazy Living	FINE
m. 2803Wils	Commer Veh	Hosseini	FINE
n.			

### **Unfinished Business:**

1. Children's Water Feature – Refurbishment is Oct.
2. Fencing in Weston Hills – Is in process.
3. Spikes for the exit gate is 2-4 weeks.
4. 2018 Budget Prep – Projects are now all listed.

### **New Business:**

1. October yard sale will be Saturday 10/14/17.
2. Sign will be added at the Kiosk for the drivers licenses
3. Traffic – Petition for traffic light. Irene Martello will get an updated by 8/21 weather the State will add a traffic light or will the community join Jose Gonzales and the surrounding communities in petition drive.
4. Sidewalk Repairs – Tabled until the next Board Meeting when Keon Evens can join the Board discussion.

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

Mrs. Williams of 15452 Bay Vista discussed the rats that invaded her house. The Board and Management pointed out that the rats penetrated her attic, and the maintenance of her soffits is extremely important. Mrs. Williams objected to the fact that neighbors were informed about the rats, but she was not. The Boards President Irene Martello pointed

out that the issue was not known until after the clean-up of 15503Bay was started, and neighbors complained about the rats coming from the house. Both direct neighbors were offered a rat trap from the HOA's supply; one accepted and the 2<sup>nd</sup> owner dealt with it on their own. Mrs. Williams then asked why the Board did not put out a Communication regarding the Rat Invasion of the neighborhood. The Board pointed out that rats/rodents are attracted by the fruit trees, dog food left out, and other items that are everyday occurrences here in Weston Hills. That each owner is responsible for securing their respective house from rats.

The next Board meeting is scheduled for Monday September 21, 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 7:28 PM and Jackie Risen 2<sup>nd</sup>, **VOTE**: Unanimous.

Prepared by management for:

Keon Evens, Secretary

  
Signature \_\_\_\_\_

Date 9/21/15

APPROVED