

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of September 15, 2016**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:35 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, Jackie Risen - Vice President & 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:**

Board of Directors welcomes Patrick Carr of Ryestone – Discuss 15503 Bay Vista and foreclosing on the property. Ryestone will pay the HOA Assessments, fix the property, and rent it out before the Bank Forecloses. All risk is Ryestone, and the HOA gets a refurbished property and new renters.

Foreclose on Unit  
Lien 6 months – Ryestone  
Write of Eviction 7-8 months

**Motion:** Irene Martello 2<sup>nd</sup> Jackie Risen to foreclose of 15503 Bay Vista Drive, and have Ryestone pay assessments' going forward, and refurbish the property. The amount of \$2,129 and foreclosure of \$900.00 total of \$3,029.00. **Vote:** Unanimous

**Review and Approve Minutes:**

1. The minutes of the August 18, 2016, Board meeting minutes were reviewed with **Motion** from Keon Evens & 2<sup>nd</sup> Jackie Risen from **VOTE:** Unanimous.

**Treasurer's Report:**

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

**Management Report:**

1. The Management Report for August 14 – September 9 was presented to the Board.
2. Management is working through the shut off of amenities list. TOP 20 were turned off. **Motion** by Irene Martello 2<sup>nd</sup> by Keon Evens **Vote:** Unanimous
3. There were no appeals for the committee in August
4. Jenny Ho for 15518 Bay to appeal to the Board of Directors since the original fine was imposed by the Fine/Appeal Board for replacing the lawn. **Motion** by Keon Evans 2<sup>nd</sup> by Jackie Risen to leave the fine in place. **Vote:** Unanimous

**Committee Reports:**

**Landscape:**

1. Irene Martello discussed the renovation of the walking path around the common area of the community. We have a bid to renovate and complete the path **Motion** by Jackie Risen 2<sup>nd</sup> by Keon Evan to accept the \$13,000.00 bid from Asphalt Restorations and have PAM - Cory Shaw finish the renovations. **Vote:** Unanimous

There is a hole in the hedge around the fence which the kids are using to jump into the pool area.

#### **Architectural:**

1. Pam Clark presented activity since August meeting July meeting 8 app/all approved August meeting 8 apps 5 Approved, 3 Denied. 10 apps 8A/2D. All documents in the corporate book.
2. Discussion regarding the Pergolas that are visible from the common area. They need criteria and if building permits are necessary.

#### **CC&R Violations:**

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

#### **Documents:**

Joe Felsman presented a commercial vehicle description to the Board of Directors before the meeting. A copy will be sent to Sheila McCollum for the Corporate Book.

#### **Unfinished Business:**

1. Access Roads and cutting off access – HOLD
2. Roads rejuvenation meeting was held with Asphalt Restorations Connie Lorenz with Irene Martello & Sheila McCollum to discuss: schedule, days needed, and plans to send to the community. The vendor will come out for a 1 night informational meeting for the community. We will need an off Duty Officer for traffic control, and we need Sam Martello & Cory (Premier) to Round up around the roads and sewer drains.

#### **New Business:**

1. **2017 Budget** – Motion by Keon Evens 2<sup>nd</sup> Jackie Risen to approve the budget as presented. **Vote: Unanimous**
2. **Motion** by Irene Martello 2<sup>nd</sup> by Jackie Risen to send a check in the name of Mr Rinaldo Cocco of 16017 Bay Vista of Weston Hills address to the Corpus Cristi Catholic Church 1050 Celebration Avenue Celebration, FL in the amount of \$50.00 **Vote:** Unanimous
3. **Motion** by Irene Martello 2<sup>nd</sup> by Keon Evens that all Envera PIN #'s are to be removed due to abuse by owners and renters and putting the community at risk. **Vote:** Unanimous
4. Envera gate issues were discussed, and if they cannot fix by the next meeting the HOA will ask for a completely new install of new equipment

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

Yard Sale will be October 15th

The next Board meeting is scheduled for September, October 20, 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 8:42 PM and Keon Evens **2<sup>nd</sup>**, **VOTE**: Unanimous.

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

APPROVED