

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 17, 2013 AT 6:30 P.M.
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Joe Felsman
Keon Evens

CALL TO ORDER

The meeting was called to order at 6:32 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted and e-looped to residents.

Also present were:

Debby Weage, Sentry Management
Nancy Campiglia, Esq.
Homeowners – list attached

A quorum was present. Notice was posted at least 48 hours in advance of the meeting.

GUEST SPEAKER:

Attorney Nancy Campiglia made a presentation regarding her law firm, ability to handle variety of issues, experience with homeowner association matters. The Board agreed to provide information to Ms. Campiglia so that a retainer/representation agreement could be prepared. Ms. Campiglia then left the meeting.

PRESIDENT'S REPORT AND COMMENTS:

Vicki Long addressed the following issues:

- Reid Loveland resigned from the Board and it was necessary for an appointment to be made on short notice. Keon Evens has been appointed to serve the remaining term. Notice of a special Board meeting was posted at least 48 hours prior to the meeting. Members expressed concern the appointment was made without soliciting volunteers throughout the community. Because of immediacy of resignation and need to have a full Board to address the 2014 budget, the appointment was made by the Board in accordance with the Bylaws.

assessment and almost doubles the amounts designated for the Reserves. Joe Felsman seconded. The motion carried unanimously.

Proposals for reserve studies were addressed. Vicki Long moved to have the proposed contract with Reserve Study Group forwarded to counsel for vetting, with language regarding attorney's fees if challenged specifically being addressed, and once counsel has approved the contract to go forward with the contract (as revised) with Reserve Study Group. Joe Felsman seconded. The motion carried unanimously.

MANAGEMENT REPORT

Debby Weage included in the printed Board package a detailed written report of actions taken by Management. The list of homeowner contacts/actions taken was also included in the report.

Due to recent statutory changes, Keon Evens needs to either certify he has read the documents, is familiar with his obligations under the documents as a Board member and will enforce the documents as necessary, acting in the best interests of the Association, or attend a Board Certification class within ninety (90) days. All new Board members are required to file the certification or attend a class.

COMMITTEE REPORTS:

Deed Restrictions:

Debby Weage reported on current violations. Four owners are scheduled for October Fining/Hearing Committee and 20 will be sent to November if they have not corrected the issues by the end of October.

Maintenance:

Invoice from Ron's Golf Cart has not been paid due to insurance issues, which were resolved by the President.

Debby Weage located information on when the kiddie pool was resurfaced and is trying to locate contract/paperwork for the work.

Debby Weage indicated she has requested prices on fencing along Weston Hills Blvd., as previously directed by the Board. The Board directed Debby Weage not to pursue at this time.

Tennis net remains in need of replacement. The Board indicated that it would be addressed after the camera monitoring has started and is operating properly.

Swing seat is in need of replacement. Discussion was had as to which seats to replace. Keon Evens moved to replace all four seats/tot seats at this time. Vicki Long seconded. The motion carried unanimously. During the discussion Michael Izzzi interrupted the meeting to report on a vehicle that almost hit him and a friend

walking home. The license tag was provided and Debby Weage is to request identification of the owner and contact the owner.

Security:

Joe Felsman reported on recent steps taken to update codes, remove unneeded codes and replace codes being improperly used. Debby Weage to follow-up on issues with Lake County Board of County Commissioners' code. Debby Weage reported she had not yet reached the person responsible for distributing the code to County employees.

Internet:

Keon Evens agreed to act as liaison with Reid Loveland, who is continuing as webmaster for the community website and e-loop.

Events:

Vicki Long reported on ice cream social/bake sale event held in September. A Halloween event is scheduled for November 1.

Joe Felsman moved to authorize reimbursement of up to \$50 (after receipts are submitted) toward expenses related to the Halloween event. Keon Evens seconded. The motion carried unanimously. Discussion ensued about use of Association funds for social events in the community and flowers in memory of deceased members.

Architectural Review Committee

Meeting set for October 14 was cancelled due to lack of a quorum, and has been rescheduled for October 21, 2013 at 6:00 p.m.

Hearing/Fining Committee

Debby Weage reported on upcoming hearings.

NEW BUSINESS

The 2013 annual meeting will be held on November 21, 2013 at 6:30 p.m.

Vicki Long moved to appoint Robert Feitsam, Keon Evens and Pamm Clark to the Nominating Committee. Announcement for those interested in serving on the Board to submit a written statement with reasons who they wish to serve to be submitted by November 13, and the Committee will meet on Thursday, November 14, 2013 at 6:00 to interview interested parties.

NEXT MEETING:

The next meeting will be the Annual Meeting on November 21, 2013 at 6:30 p.m. at the Clubhouse.

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Joe Felsman seconded and the motion carried unanimously and the meeting adjourned at 9:06.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 11-21-13

WESTON HILLS HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF ANNUAL MEMBERSHIP MEETING
NOVEMBER 21, 2013
15627 Bay Vista Drive, Clermont, FL 34714 – Weston Hills Clubhouse

Registration of attendees was conducted. There was no quorum with only 55 homes represented in person or by proxy. The meeting was recessed and is scheduled to reconvene on Thursday, December 19, 2013 at 6:30 p.m.

Those present were asked to complete proxies so if they cannot attend the December meeting their proxy will go toward the quorum and their vote on the proposed bylaw amendment will be registered.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 12-19-13 by BL

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 21, 2013 AFTER THE ANNUAL MEETING
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Joe Felsman
Keon Evens

CALL TO ORDER

The meeting was called to order at 7:02 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted and e-looped to residents.

Also present were:

Debby Weage, Sentry Management
Derek Morgan, Sentry Management
Alex Burnett, Sentry Management
Homeowners who signed in for Annual Members Meeting that did not leave

ELECTION OF OFFICERS

Election of officers was deferred until after the December 19, 2013 membership meeting, since there was no quorum at the November 21 membership meeting.

COMMITTEE MEMBERS:

The Board gave notice that all committee appointments are up for re-appointment and requested that any member interested in serving or continuing to serve on the ARC, Fining/Hearing, Budget or Nominating Committee submit a written notice of their interest.

OFFICER REPORTS/COMMENTS:

President Vicki Long addressed the need for those wishing to make comment on items being addressed by the Board wait to be recognized by the Board and then announce their names for the record.

No report from the Vice-President or Secretary-Treasurer.

Ed Sanchez indicated he found the spigots for hose access at the entrance and indicated where they are located.

MINUTES:

Vicki Long moved to approve the minutes of the September 25, 2013 Budget meeting. Joe Felsman seconded and the motion carried unanimously.

Vicki Long moved to approve the minutes of the October 17, 2013 Board meeting. Joe Felsman seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the October 31, 2013 financial report.

Debby Weage recommended that the Board authorize Bush/Ross to make rent demand against the tenants at property [REDACTED]. Vicki Long moved to make that referral. Joe Felsman seconded. The motion carried unanimously.

Two homeowners had made payment arrangements but have not made the payments as agreed. Debby Weage recommended that the Board void or cancel those agreements and pursue collection through the regular collection process. Keon Evens move that the agreements be voided and collection be pursued. Joe Felsman seconded and the motion carried unanimously.

Debby Weage presented a list of owners who are in arrears and whose rights to use and amenities have not been suspended. Vicki Long moved to suspend use rights to the following:

[REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Keon Evens seconded. The motion carried unanimously

MANAGEMENT REPORT

Proposal from attorney Campiglia was received and reviewed by the Board. Vicki Long moved to engage Ms. Campiglia with a retainer amount of \$2,500. Joe Felsman seconded. The motion carried unanimously.

The Board reported to the membership about development plans along Hartwood Marsh Road.

Draft of amendment to the Association Rules Enforcement and Fining Policy were presented and reviewed. The changes allow for shorter notice periods on specific deed restriction violations, including inoperable vehicles, commercial vehicles, parking on the grass, and loose dogs. Joe Felsman moved to adopt the proposed amendment. Vicki Long seconded. The motion carried unanimously.

Proposed amendments to the Clubhouse rental agreement were presented, including area under the roof at the clubhouse may be reserved, with a rental deposit; stand-alone pavilions may be used on a first-come, first-served basis. Clarification was made as to pool hours, trash disposal and prohibition against glass within the fenced area. Keon Evens moved to adopt the proposed amendments. Vicki Long seconded. The motion carried unanimously.

Vicki Long moved that the enforcement of turf issues continue during the winter months but that the deadline for correction will be April 8, 2013. If the turf issues are not corrected by that date, the owner will be referred to the Fining/Hearing Committee with an April 29, 2013 meeting date. Joe Felsman seconded. The motion carried unanimously.

Discussion was had regarding ██████████ Autumn Glen. Debby Weage to pursue enforcement to compel the homeowner to complete the landscape project.

Newsletter has been produced. Discussion was had regarding distribution. Eight (8) homeowners agreed to assist in distributing the newsletter.

COMMITTEE REPORTS:

Deed Restrictions:

Debby Weage distributed the current violations report. Those who have received the 3rd notice and not corrected will be sent to the December Fining/Hearing Committee meeting.

Maintenance:

Golf cart to be picked up for repair.
Sidewalks are in the process of being cleaned.
Additional items were covered in a written report to the Board

Security:

The Board members reported on recent issues involving the start-up with the camera monitoring; an additional camera is needed and proposals have been requested. Morrison Security will no longer be on property after December 19, 2013.

Internet:

Keon Evens touched on some of the technical issues.

Architectural Review Committee

Pamm Clark reported on recent actions by the ARC.

Hearing/Fining Committee

David Hanzman reported on the October and November actions by the Committee.

Events:

Irene Martello indicated no event occurred in October and they are working on a possible December event, but no specifics have been finalized.

Discussion was had regarding authorized time for installation of holiday decorations.

NEW BUSINESS

All members were encouraged to either attend or turn in their proxies for the reconvened annual membership meeting on December 19, 2013.

NEXT MEETING:

The next meeting will be December 19, 2013 at 6:30 p.m. at the Clubhouse.

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Joe Felsman seconded and the motion carried unanimously and the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 12-19-13

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.**

**MINUTES OF BOARD OF DIRECTORS MEETING
December 19, 2013 AFTER THE ANNUAL MEETING
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Joe Felsman
Keon Evens

CALL TO ORDER

The meeting was called to order at 7:44 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted and e-looped to residents.

Also present were:

Debby Weage, Sentry Management
John Morgan, Sentry Management
Homeowners who signed in for Annual Members Meeting that did not leave

MINUTES:

Vicki Long moved to approve the record of the November 21, 2013 Annual Membership meeting which was not held due to lack of a quorum. Keon Evens seconded and the motion carried unanimously.

Vicki Long moved to approve the minutes of the November 21, 2013 Board meeting. Vicki Long moved to approve. Joe Felsman seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the November 30, 2013 financial report.

Mr. Sanchez renewed his request for distribution of financials. He requested they be distributed prior to the meeting. The Board indicated they would post after they have been reviewed by the Board.

ELECTION OF OFFICERS

Election of officers was addressed. Keon Evens moved that the Board members remain in their current officer positions. Joe Felsman seconded. The motion carried unanimously.

COMMITTEE MEMBERS:

Nominating Committee:

The Board asked if anyone would be willing to serve on the Nominating Committee to make recommendations for candidates for the 2014 Annual Membership Meeting. Nancy Finch, Joe Felsman and Edith Santos agreed to serve. Keon Evens moved to appoint the three volunteers to the Committee. Vicki Long seconded. The motion carried unanimously.

Architectural Review:

All current committee members indicated they wish to continue to serve. Vicki Long moved to appoint Pamm Clark, Robert Bennett and Ed Sanchez. Keon Evens seconded. The motion carried unanimously.

Fining/Hearing Committee:

The five (5) current members have indicated they wish to continue to serve. Concern was expressed about lack of attendance by one member. Vicki Long moved to appoint David Hanzman (Chair), Carole Bennett, Stanley Beem and Irene Martello to the Fining/Hearing Committee. Discussion ensued. Nancy Finch volunteered to serve on the Committee. Keon moved to amend the prior motion to include Nancy Finch. Vicki Long seconded. The motion to amend the motion to appoint carried unanimously. The motion to appoint, as amended, carried unanimously.

OFFICER REPORTS/COMMENTS:

President Vicki Long reported on the passing of 3-month old infant. Vicki Long moved to authorize a donation of \$50.00 to the parents (in lieu of flowers), contingent upon confirmation payment can be made to the individual. Keon Evens seconded. The motion carried unanimously.

No report from the Vice-President or Secretary-Treasurer.

MANAGEMENT REPORT

Final draft of the deed restriction enforcement policy was presented for signature. The language was approved at the November 19, 2013 Board meeting.

Proposed amendments were submitted by attorney Eric Anderson regarding the reserve study contract. Vicki Long moved to pursue entering into a contract with the selected reserve study company, with the amendments as proposed. Keon Evens seconded. The motion carried unanimously.

Due to holidays and schedule conflicts, the Neighborhood Watch meeting was postponed. Debby Weage to schedule with Lake County Sheriff for either the 2nd or 4th Thursday in January 2014.

Owner of truck that vandalized numerous trash and recycle bins was contacted by the Association, with no response to date. Residents advised that the owner has moved out of the community.

Newsletter was distributed throughout the community and mailed to non-resident owners.

Replacement of traffic signs was addressed. Ed Sanchez indicated he had other sources for signage at a lower price, which he agreed to share. Debby Weage to pursue meeting with Lake County Sheriff to determine exact signage needs.

Proposals for tree trimming were presented. The Board requested additional bid from Briggs. Mr. Sanchez indicated he had another vendor that is licensed and insured. Debby Weage to obtain bids.

Joe Felsman indicated problems with downloading gate card information. Meeting on site with Access to be arranged.

Letter from Utilities, Inc. was presented to the Board regarding increased water/sewer charges.

Issue of proper disposal of pet excrement was discussed.

Issue of repairs to broken tops of the columns on the pavilions was discussed. To be addressed in the spring.

Soccer net re-installation has been on hold.

Replacement of missing/damaged trash cans was discussed. Pat Koerner indicated he would pursue replacement and then creation of drainage holes.

Refurbishment of pool furniture was discussed. Pat Koerner indicated he would obtain a sample of restrapping for the Board to review.

Security cameras:

- Awaiting proposal for additional cameras to cover basketball/open areas;
- Replacement cameras have been ordered where needed.

COMMITTEE REPORTS:

Deed Restrictions:

Debby Weage distributed the current violations report. Those who have received the 3rd notice and not corrected will be sent to the January Fining/Hearing Committee meeting.

Maintenance:

Golf cart returned.
Sidewalks along Weston Hills Blvd. have been cleaned.
Proposals on sidewalk repairs are pending.

Internet:

No report was made

Architectural Review Committee

Pamm Clark reported on recent actions by the ARC.

Hearing/Fining Committee

David Hanzman reported on the December actions by the Committee. Mr. Hanzman also reported on policies to be applied regarding commercial vehicles – not visible from 6:00 p.m. to 7:00 a.m.

Events:

No report.

NEW BUSINESS

There will be no trash pickup 12/25/2013 or 1/1/2014 and a notice is to be posted on the e-loop and at the entrance.

Mr. Sanchez indicated he was going to perform his own deed restriction inspection of the community and would report to the Board.

NEXT MEETING:

The next meeting will be January 16, 2014 at 6:30 p.m. at the Clubhouse.

ADJOURNMENT:

There being no further business to come before the Board, Joe Felsman moved to adjourn. Keon Evens seconded and the motion carried unanimously and the meeting adjourned at 8:53 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 1-16-14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
January 16, 2014 at 6:30 p.m.
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Keon Evens

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
John Morgan, Sentry Management
Irene Martello
Pamela Clark
Carole Bennett
Edwin Sanchez
Michael Izzi
W. Machinski

MINUTES:

Keon Evens moved to approve the minutes of the December 19, 2013 Board meeting. Vicki Long seconded and the motion carried unanimously.

FINANCIAL

Members who have asked for copies of the financial report indicated that they had not received the reports. The reports were forwarded to Reid Loveland who had indicated he had e-mailed to those who had requested. The Board and Debby Weage will follow-up with Reid Loveland to find out why they are not being received.

Debby Weage presented the December 31, 2013 financial report.

Debby Weage reviewed the accounts receivable report and recommended 8 properties be suspended use of amenities due to non-payment of assessments. Vicki Long moved to suspend the 8 properties:

[REDACTED]

Vicki Long moved to have counsel pursue rent demand on [REDACTED]. Keon Evens seconded. The motion carried unanimously.

Debby Weage to research on mortgage foreclosure activity on [REDACTED] and report to the Board

Vicki Long moved to refer [REDACTED] to Your Towne Law for collection. Keon Evens seconded. The motion carried unanimously.

OFFICER REPORTS/COMMENTS:

There were no reports.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled were distributed in the Board package.

Request was made by Mr. Sanchez for the deed restriction enforcement report. The report will be sent to Mr. Bennett and Mr. Hanzman as chairs of the ARB and Fining/Hearing Committees.

Complaint was made about a door that was not an approved color. Discussion was had regarding enforcement on matters that have been in existence for extended periods and no enforcement action taken. Debby Weage reported that discussions with attorneys who handle HOA legal work generally indicate if a situation has been in existence for more than 2 years and no enforcement has been done, the Association will generally be estopped from enforcement.

President Long asked the ARB to update their color palette to include both white and black as approved door colors. The current color book does not address those colors which have been allowed.

Complaint was made about non-compliant grass at some homes. Discussion ensued as to how long the non-compliant grass has been in place.

Bylaw amendment adopted by the members at the December 2013 meeting was presented for final signature so it can be recorded.

Thank you card was received from resident to whom the Board sent a condolence gift.

Letter from Lake County regarding changes in garbage program was addressed. Public meetings are scheduled over the next couple of months. The County is asking for notice from the HOA as to whether the community will opt to continue with two pickups per week. Debby Weage recommended that the Board consult with counsel as to whether the question needs to be presented to the membership. Vicki Long moved to have the question presented to counsel. Keon Evens seconded. The motion carried unanimously.

REPORTS

Maintenance:

Roadway signs. Debby Weage has meeting with Sheriff's Department on January 17, 2014. Debby Weage and Irene Martello reported on research regarding street signs. Sam Martello and Edwin Sanchez volunteered to install the new signs.

Bids from companies regarding sidewalk repairs have been requested.

Handyman is to be on site next week to address the shed doors

Two trash can liners are needed per Pat Koerner. Debby Weage to obtain and Michael Izzi indicated he had a cordless drill for drilling holes in the cans for water drainage.

Pat Koerner is still investigating options on chair repairs

Additional proposal from Briggs Tree Service has been requested but not yet received.

Basketball net was ordered, was on backorder and should be received soon.

Paragon Pools is scheduled to inspect the kiddie pool regarding the stains. Replacement of traffic signs was addressed. Ed Sanchez indicated he had other sources for signage at a lower price, which he agreed to share. Debby Weage to pursue meeting with Lake County Sheriff to determine exact signage needs.

Pool repair proposals were presented. Debby Weage to have work done by Chasers as proposed – repair of lap pool motor; repairs of leaks at pool; investigation as to kiddie pool water feature motor – noisy bearings.

Additional cameras were authorized. Awaiting scheduling of work.

Internet:

No report was made

Architectural Review Committee

Pamm Clark reported on recent actions by the ARC.

Edwin Sanchez indicated the ARB needed the deed restrictions report so could have that information available when addressing applications. Both President Long and Debby Weage indicated that the status of a property on deed restriction enforcement is irrelevant when determining whether to approve or deny an application.

Hearing/Fining Committee

No report

Events:

No report.

NEW BUSINESS

Flyer from Leo's Painting was turned in. Debby Weage to contact company about "no soliciting" within Weston Hills.

Removal of holiday lights from entrance was discussed. There will be no trash pickup 12/25/2013 or 1/1/2014 and a notice is to be posted on the e-loop and at the entrance.

Irene Martello asked the Board to pursue installation of an additional shed and eliminate the monthly storage costs.

Follow-up inquiry about a dog park in the community was made. Vicki Long indicated it is still being investigated.

NEXT MEETING:

The next meeting will be February 20, 2014 at 6:30 p.m. at the Clubhouse.

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Keon Evens seconded and the motion carried unanimously and the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 2/20/14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 20, 2014 at 6:30 p.m.
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Keon Evens
Joe Felsman

CALL TO ORDER

The meeting was called to order at 7:07 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
See attached list of homeowners
Nancy Campiglia, Counsel for the Association
Stacy Nickerson, Counsel for the Association

OFFICER STATEMENTS

President Vicki Long asked anyone speaking during the course of the meeting to introduce themselves once they are recognized.

Joe Felsman reported on recent loss of two members of the community: Edith Santos and Ernesto Anderson. Mr. Felsman also reported that the Architectural Review Committee has elected a new chair – Edwin Sanchez. Other committee members Pamm Clark and Robert Bennett remain on the committee.

MINUTES:

Vicki Long moved to approve the minutes of the January 16, 2014 Board meeting. Keon Evens seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the January 31, 2014 financial report.

Mr. Sanchez asked about the petty cash of just over \$3.00. The matter was to have been corrected and Debby Weage will pursue with the accounting staff.

Debby Weage reported that the company performing the reserve study was on property in February and that the report should be received within the next couple of weeks. Counsel complimented the Board on electing to have the reserve study done.

Debby Weage reviewed the current accounts receivable.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled were distributed in the Board package.

Neighborhood Watch event was held in January with limited participation. Information about various programs was placed on the e-loop.

Debby Weage suggested that the Association hold a National Night Out event the first Tuesday of August as a follow-up.

Deed restriction enforcement items that have received the third notice and not corrected will be referred to the Fining/Hearing Committee, except turf restoration which will be addressed after April 8, 2014 according to directions received from the Board.

Notice from Lake County regarding frequency of trash pickup and options for more frequent pickup was addressed. The Board had requested an opinion from counsel as to whether the Association could select the twice a week level of garbage service. Counsel indicated that the Association would need the consent of 100% of all members to opt for the higher level of service. Discussion ensued. Members reported on calls they had placed to the County to clarify their questions. Debby Weage reported that an additional meeting is scheduled for February 25 to discuss the program. Concern was expressed about trash being kept in the garage for a week in the heat of the summer. Counsel suggested a letter be sent to the County asking how they arrived at one pickup, safety and health concerns for keeping trash in container for a week, Association has no authority to impose lienable County charges on individual homeowners. Vicki Long moved that a letter be sent to the County. Joe Felsman seconded. The motion carried unanimously. Debby Weage to check if the Association could opt to have private trash service.

Vicki Long moved to send a \$50 donation in memory of Edith Santo to the church listed in the obituary. Keon Evens seconded. The motion carried unanimously.

The family of Mr. Anderson, who recently passed away, suggested that it could use a one-time lawn maintenance. Discussion ensued. Vicki Long moved to make a \$50 donation to the family. Joe Felsman seconded. The motion carried unanimously.

Debby Weage presented information for street signs needed in order to comply with Lake County's requirements before it will execute the agreement to do traffic enforcement within the Weston Hills community. Stop signs, yield signs, "round-about" sign(s) are needed. Pavement "stop lines", arrows at the round-about and cross-walk lines are needed to be painted on the pavement. Edwin Sanchez presented an alternate supplier for the needed signage and indicated that the existing poles could be "extended" and not have to be replaced. Mr. Sanchez indicated that he would hold a work day to do the replacement of signs.

Stop signs needed – 11

Yield signs needed – 3

Bolts and nuts

Speed limit sign – 1

Placard – this is "community wide" speed limit

Round-about sign

Vicki Long moved to purchase the required signs through USA Traffic; that Deputy DeSantos confirm locations are proper and confirm that the signs as installed meet the County requirements. Keon Evens seconded. The motion carried unanimously.

Vicki Long reviewed proposed changes to the community rules and regulations, which will be presented at the March 20 for final approval. Debby Weage requested that any additional suggestions from the ARB be submitted to the management office for distribution to the Board. Joe Felsman was asked to: (a) verify the "pine straw" or "shredded pine" mulch restrictions of St. Johns River Water Management District; (b) submit proposed additional colors for approved colors

Debby Weage indicated that a homeowner has requested the Board review the fines charged with regard to his property. Debby Weage is working on coordinating a time for a meeting with the homeowner, management and the Board. It was requested that the chair of the Fining/Hearing Committee also be present, if possible

Debby Weage presented proposals for tree trimming/removal. Discussion ensued. Vicki Long moved that the Association pursue:

- the trimming of the trees along Weston Hills Blvd. by Briggs Tree Service;
- removal of the oaks currently growing under the power line along US 27 which are weakened due to the power company trimming practices and present a hazard to the community with the understanding such removal will require:
 - a County permit
 - replanting of trees to mitigate the removal of the existing trees
- Debby Weage to investigate whether the Association could remove the trees in stages and/or have some time to replace; confirm whether the replacement trees must or may be planted; and obtain prices on replacement along US 27 with crepe myrtle trees.

Joe Felsman seconded. The motion carried unanimously

Debby Weage presented proposals for replacement and/or replacement & grinding of uneven sidewalks within the community. Vicki Long moved to authorize the sidewalk work be done by Masonry Works. Joe Felsman seconded. The motion carried unanimously.

Debby Weage asked whether the Board wanted to have the shed door repaired and had presented a proposal for the cost of repair. Discussion ensued. The Board indicated it wanted to remove the existing shed, install a concrete pad for a larger shed and replace the existing shed with a solid wood shed. Joe Felsman indicated he would pursue selection of the replacement shed. The Board directed that no repair be done to the existing shed.

Debby Weage to obtain a second basketball net

Tennis court net has been received and is to be installed by Sam Martello and Keon Evens.

Debby Weage indicated the leak detection work was done and is awaiting a report from the pool company.

Security Report

Joe Felsman indicated that the key pad at the pool gate is not working. Debby Weage to arrange for repair

The Board authorized the installation of additional lighting and camera at the playground at a cost of \$3,568.77. Vicki Long moved to ratify the approval of the camera and light installation. Keon Evens seconded. The motion carried unanimously.

Internet Report

There was no report at this time.

Architectural Review Committee

Pamm Clark reported on recent actions by the ARC.

Fining/Hearing Committee

Carole Bennett reported on recent actions by the Fining/Hearing Committee.

Events

There was no report at this time.

Next Meeting

The next meeting will be March 20, 2014 at 6:30 p.m. at the Weston Hills Clubhouse

Discussion was had regarding edging in the easement, along the sidewalk and related issues. The Board advised that it had addressed these issues with counsel and will be pursuing in accordance with the recommendations received from counsel.

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Keon Evens seconded and the motion carried unanimously and the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 3-20-14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
March 20, 2014
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Keon Evens
Joe Felsman

CALL TO ORDER

The meeting was called to order at 6:42 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
See attached list of homeowners
Nancy Campiglia, Counsel for the Association
Stacy Nickerson, Counsel for the Association

OFFICER STATEMENTS

President Vicki Long thanked everyone for coming to the meeting.

MINUTES:

Joe Felsman moved to approve the minutes of the three (3) meetings held February 20, 2014. Keon Evens seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the February 28, 2014 financial report.

Debby Weage reviewed the Accounts Receivable.

Joe Felsman moved to refer account # [REDACTED] to Your Towne Law for collection. The mortgage foreclosure action has been dismissed. Vicki Long seconded. The motion carried unanimously.

Debby Weage reported account # [REDACTED] has a new tenant. The managing realtor indicated they would be addressing the outstanding assessments, but no proposals

have been forthcoming. Vicki Long moved to refer the matter to counsel for a rent demand. Keon Evens seconded. The motion carried unanimously.

Vicki Long moved to have an updated lien filed against the owner of [REDACTED]. Keon Evens seconded.

Debby Weage updated the Board on efforts to collect assessments on account # [REDACTED]. Keon Evens moved to refer the matter to Your Towne Law. Joe Felsman seconded. The motion carried unanimously.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled were distributed in the Board package.

Request for garage sale was received. The Board selected April 12, 2014 from 8:00 a.m. to 2:00 p.m. Debby Weage will notify Reid Loveland and request posting on the e-loop. Irene Martello will post at entrance. Advertising will be placed at the Association's expense.

Complaint from [REDACTED] Autumn Glen about street in front of her house needing to be cleaned was addressed. Debby Weage asked Board members to look at the area.

Debby Weage reported she had been unable to contact the church for a donation in memory of Edith Santos. Debby Weage to do further investigation.

Debby Weage reported on discussion she had with family of Eduardo Anderson. Vicki Long moved to change the donation to National Pancreatic Cancer Foundation. Joe Felsman seconded. The motion carried unanimously.

Proposed changes to Association guidelines/rules and regulations were then addressed. Vicki Long reviewed the proposed changes. Discussion ensued.

Member asked about what percentage of the yard needs to be turf. The matter is to be researched to confirm. Discussion ensued about Florida Friendly landscaping standards which would impact any Association document provisions. Discussion ensued regarding removal of "hardscape" from the area between the street and sidewalk. The owner at [REDACTED] Autumn Glen made a verbal request for a variance. Debby Weage asked he submit his request in writing as well. Board members are to review the property upon receipt of the request.

Keon Evens moved to adopt the proposed amendments to the guidelines/rules and regulations. Vicki Long seconded. The motion carried unanimously.

Debby Weage suggested that a package of the existing rules and regulations/guidelines be distributed to all owners and residents. Vicki Long moved to authorize printing of the packages. Keon Evens seconded. The motion carried unanimously.

Joe Felsman, David Hanzman, Irene Martello, Vicki Long, Ed Sanchez, Carole Bennett, Holly Porter and Pam Clark volunteered to hand deliver the packages to the homes within the community. Debby Weage to mail the packages to non-resident owners.

Reports

Maintenance

- Complaint about trees behind residence that are impacting pool foundation was discussed. Debby Weage reported she is addressing with Briggs Tree Service in conjunction with the request for permission to remove trees along US 27 and replace as required. The trees are at a sufficient distance from the pool that they do not come under automatic approval for removal.
- The Board authorized by e-mail replacement of the motor at the kiddie pool. Vicki Long moved to ratify that authorization. Joe Felsman seconded. The motion carried unanimously.
- The Board authorized repair of leak at the rear pool by e-mail. Vicki Long moved to ratify that action. Keon Evens seconded. The motion carried unanimously.
- Joe Felsman addressed replacement of the existing storage shed. Discussion was had as to size, need for permit, need for concrete slab, ventilation, need to paint to match clubhouse, construction material, 10-year warranty, cost of \$3610 which includes delivery. Vicki Long moved to pursue purchase and installation. Joe Felsman seconded. The motion carried unanimously. Ed Sanchez previously volunteered to assist in laying the concrete slab.
- Debby Weage presented the landscaping guidelines and requested feedback from the Board as to any needed changes so that bids can be requested. Bids will also be solicited for turf/shrub treatments through the same contractors, as a separate price.

Security Report

Joe Felsman indicated that he has had discussions with CIS about changing some cameras along the Boulevard from motion detection to constant video due to delay in picking up video when on motion detection.

Currently the following persons on to be contacted in the event of an incident on property: Joe Felsman, Irene Martello, Keon Evens and Vicki Long. Ed Sanchez requested that he not be included.

Discussion was had regarding school buses dropping off students at the round-about instead of driving into the clubhouse parking area and students crossing the street in the middle of the round-about area.

Discussion was had regarding issuance of parking tags/stickers to try to address tailgating issue.

Gate

Joe Felsman reported on investigation regarding telephone coverage at the gate. He suggested changing the phones to Bright House because they offer more exchanges as local numbers. The existing gate system only allows 10-digit numbers so long-distance calls are not accepted. Vicki Long moved that Mr. Felsman pursue changing the phone company. Keon Evens seconded. The motion carried unanimously.

Fining/Hearing Committee

David Hanzman reported on hearing held March 18. The next meeting will be April 29 and will address turf issues that are not resolved by the 4/8/14 deadline.

ARB Committee

Pam Clark reported on recent actions by the ARB

Events

Irene Martello indicated an Easter Egg Hunt will be held April 12. Donations of supplies and candy were requested.

Attorney Nancy Campiglia then addressed the Board and members present regarding issues related to actions taken by prior Board members. Irregularities and anomalies regarding prior Board member actions have been identified. The Board with the assistance of counsel has looked at these issues, the likely recovery, the cost for recovery and related issues. The Board has determined the benefits for pursuing these matters are outweighed by the costs and that it is the prudent decision to not pursue these matters at this time, that it is in the best interests of the Association to move forward.

Attorney Nancy Campiglia then addressed the Board and members present regarding the signature by prior Board member(s) of certain contracts which have been called into question. The Board has determined that the costs to pursue any claims regarding these contracts outweigh the benefits that would be derived, and that the Association needs to move forward.

The Board has done its due diligence in considering these matters. Counsel affirmed that the parties involved are aware of their actions and steps that should not have been taken.

Next Meeting

The next meeting will be April 17, 2014 at 6:30 p.m. at the Weston Hills Clubhouse

Ed Sanchez raised the issue of landscape and management contracts coming up for renewal. Debby Weage indicated the Board had already addressed the landscaping contract earlier in the meeting and would be soliciting bids. Vicki Long indicated that if the Board decides to terminate the management contract it must give 30 days written notice prior to July 1.

Debby Weage was asked to solicit bids for cleaning of the clubhouse.
Dissatisfaction with the existing service was expressed.

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Joe Felsman seconded and the motion carried unanimously and the meeting adjourned at 8:39 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 4-17-14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
April 17, 2014
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

Delivered clubhouse key to Irene for rental reservation.

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Keon Evens
Joe Felsman

CALL TO ORDER

The meeting was called to order at 6:31 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
See attached list of homeowners
Nancy Campiglia, Counsel for the Association
Stacy Nickerson, Counsel for the Association

OFFICER STATEMENTS

President Vicki Long notified the members present that she was selling her home and resigned from her position as President due to time limitations resulting from moving.

Attorney Nancy Campiglia reiterated her March 20, 2014 statements regarding issues related to actions taken by prior Board members. Irregularities and anomalies regarding prior Board member actions have been identified. The Board with the assistance of counsel has looked at these issues, the likely recovery, the cost for recovery and related issues. The Board has determined the benefits for pursuing these matters are outweighed by the costs and that it is the prudent decision to not pursue these matters at this time, that it is in the best interests of the Association to move forward.

Attorney Nancy Campiglia then addressed the Board and members present regarding the signature by prior Board member(s) of certain contracts which have been called into question. The Board has determined that the costs to pursue any claims regarding these contracts outweigh the benefits that would be derived, and that the Association needs to move forward.

The position of President was then addressed. Joe Felsman indicated he was interested in serving as President. Keon Evens seconded the nomination. The Board voted unanimously to elect Joe Felsman as President.

MINUTES:

Vicki Long moved to approve the minutes of the meeting with counsel on March 20, 2014. Keon Evens seconded. The motion carried unanimously.

Joe Felsman moved to approve the minutes of the regular Board meeting on March 20, 2014. Vicki Long seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the March 31, 2014 financial report.

Debby Weage reviewed the Accounts Receivable.

Keon Evens moved to suspend use rights on accounts [REDACTED], [REDACTED] for non-payment of assessments for more than 90 days. Joe Felsman seconded. The motion carried unanimously.

Counsel has requested authority to pursue collection on account [REDACTED]. Vicki Long moved to authorize. Joe Felsman seconded and the motion carried unanimously.

Debby Weage reported that the outstanding petty cash issue has been resolved and the current balance is zero.

Debby Weage reported that the reserve study has been received and distributed copies to Board members and counsel. The conclusion of the study is that the reserves have not been sufficiently funded and the study should be used to assist in creating the 2015 budget. Debby Weage called attention to several items that were identified as having a life-expectancy of 2 years or less, and that these are issues that the Board will need to address in the near future.

The Board members has authorized by e-mail the use of Reserve funds for payment of the sidewalk repairs. Vicki Long moved to ratify that action. Joe Felsman seconded. The motion carried unanimously.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled (in excess of 150) were distributed in the Board package.

Complaint from ██████ Autumn Glen about street in front of her house needing to be cleaned was addressed. Board members did inspection of area and determined no work was needed at this time.

Debby Weage reported on request for meeting with member and a Board representative and will coordinate with President Felsman on a specific date and time.

Reports

Maintenance

- Debby Weage reported replacement trash cans were purchased and delivered.
- Maintenance person will be working on restroom doors on Tuesday.
- Removal of hardscape has been done by several homeowners. A few remain to be removed by the Association and Debby Weage indicated that additional mulch or soil should be added to build up the level of ground where the hardscape removal would create a trip hazard. The Board directed Debby Weage to proceed.
- Traffic signs were received and delivered to the property. Edwin Sanchez indicated he would pick up the needed posts/extensions.
- Sidewalk repairs were completed.
- Kiddie pool motor was repaired and the water feature is in the process of being painted. Volunteers are needed to complete the painting and applying a sealcoat. Carole Bennett, Nancy Finch and Keon Evens indicated they would help.
- Lap pool leak and lights have been repaired.
- Pool furniture – some chairs/lounges need repair. Vicki Long and Irene Martello will pursue possible help from Mr. Koerner, who was investigating purchasing supplies and doing strap replacement with volunteers.
- Trees along Weston Hills Blvd. have been trimmed, and the company is coming back to do some additional pruning around the light fixtures.
- County has refused to grant a permit for removal of the trees along US 27 stating that the community already does not meet the landscape standards for US 27. Vicki Long moved to authorize the trimming by Briggs Tree Service. Joe Felsman seconded. The motion carried unanimously.
- Complaint from owner at ██████ Autumn Glen about trees behind his home impacting his pool foundation was addressed. Briggs Tree Service indicated the Association could remove 3 trees without a permit. Joe Felsman moved to authorize removal of the 2 trees behind ██████ Autumn Glen. Vicki Long seconded. The motion carried unanimously. Vicki Long asked that Briggs also grind the stump on the tree removed after ½ of the tree fell and balance was removed.

- Debby Weage reported that in the event the Association wishes to do any substantial landscape changes, remove trees in future, that the County will require a landscape plan showing existing trees (types, locations, sizes, etc.) prepared by a landscape architect. Counsel suggested that the Association contact local colleges that have a landscape architecture program to check on cost of having a plan produced by students at a lower cost.

Debby Weage distributed the 2013 year-end financial report prepared by the CPA to the Board. No issues were identified that require action by the Board.

- At the Board's request, bids were requested for cleaning of the clubhouse/common areas. Summary/comparison of bids was presented. Discussion ensued. Vicki Long moved to terminate the contract with Prestige Pool and to engage Dave's Pool and Spa. Joe Felsman seconded. The motion carried unanimously.
- At the Board's request, bids for landscape maintenance and fertilization/pest control were presented. Discussion ensued. Debby Weage was requested to obtain proposal from LandArt. If LandArt is not interested in bidding, the Board expressed interest in using Valley Crest for both landscape maintenance and pest/turf treatments.
- Replacement of shed was discussed. Joe Felsman is still investigating.

Gate/Security Report

- Pedestrian gate issues were addressed. Proposal from Access Control to tie the pedestrian gate into gate system for the main gate was presented. Discussion ensued. Suggestion was made to remove the lock on the gate, which members did not support. Joe Felsman moved to authorize tie-in of pedestrian gate to the main gate. Keon Evens seconded. The motion carried unanimously.
- Car tags for vehicles were addressed. Joe Felsman moved to authorize purchase of 2000 tags showing LWH. Keon Evens seconded. The motion carried unanimously. Debby Weage indicated she would prepare a proposed "rule" as to the procedure for distributing, registering, fees, etc. the car tags.
- Change of phone providers was discussed. Joe Felsman is checking on compatibility of alternate phone provider with gate systems.
- Suggested modification of the closed circuit system to provide continuous recording by the cameras at the clubhouse was addressed. Joe Felsman reported that CIS is checking on options, feasibility, costs.

ARB Committee

Pam Clark reported on recent actions by the ARB

Copies of recently revised Rules and Regulations are in the process of being delivered to all homes. Most have already been delivered. Thank you to those who helped distribute.

The ARB Committee requested direction from the Board regarding:

- Application for metal (bronze) door and sidelight. Vicki Long moved to authorize this door. Keon Evens seconded. The motion carried unanimously.
- Decorative driveway (non-paver). Discussion ensued regarding possible appeal of denial of decorative treatment on drive. The ARB expressed concern about durability of the treatment.

Debby Weage was asked to send notice about arbor being installed at 15609 Autumn Glen. Report was made about a metal shed being installed in the community. Members advised that some metal sheds were grandfathered in by the developer.

Complaint was made about vermin, rats. Options about health department, code enforcement, etc. were discussed.

Edwin Sanchez raised concern about approval letter on mulch/plantings. Debby Weage to review and advise.

Edwin Sanchez raised concern about "flag" approval that was not addressed by the ARB. Debby Weage to review and advise.

Fining/Hearing Committee

David Hanzman reported the next meeting will be April 29 and will address turf issues that are not resolved by the 4/8/14 deadline.

Events

Irene Martello reported that the Easter Egg Hunt was a success.

Next Meeting

The next meeting will be May 15, 2014 at 6:30 p.m. at the Weston Hills Clubhouse

Ed Sanchez asked that a work day be scheduled to address the traffic signs and other needed maintenance. A work day was set for May 17, 2014.

Ed Sanchez asked the Board about putting the management contract up for bid. The Board members indicated that they did not intend to bid that contract this year.

ADJOURNMENT:

There being no further business to come before the Board, Joe Felsman moved to adjourn. Vicki Long seconded and the motion carried unanimously and the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: _____

5-16-14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
May 15, 2014
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Vicki Long
Keon Evens
Joe Felsman

CALL TO ORDER

The meeting was called to order at 6:32 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
See attached list of homeowners

OFFICER STATEMENTS

President Joe Felsman reported on capture of one raccoon, which was then released into undeveloped lands away from the community. He also reported on a recent stalking incident involving a resident, which has been reported to the Sheriff. Residents were encouraged to keep an eye out for the vehicle involved and to report to the Sheriff if it is seen.

MINUTES:

Keon Evens moved to approve the minutes of the Board meeting on April 17, 2014. Vicki Long seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the April 30, 2014 financial report.

Debby Weage reviewed the Accounts Receivable.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled were distributed in the Board package.

Copy of water report was included in the Board package.

Debby Weage reported that two members have expressed an interest in serving on the Board and their written submissions were distributed to the Board. Vicki Long indicated she was not yet resigning. Discussion ensued about the anticipated resignation/appointment. Debby Weage reviewed Association bylaws which provide the Association will be run by a Board of three (3) members.

The Board had investigated purchase of car tags to identify residents and to assist in determining which vehicles belong in the community, in response to resident complaints about non-residents and tailgating. Discussion ensued. Proposal was submitted for the cost of the tags, which had increased since the last meeting. The Board indicated it would not take action on this matter.

Debby Weage reported that a trial is set on a legal matter for May 20, 2014; and mediation is scheduled on a collection matter for May 28.

Authorized donation in memory of Mrs. Santos has not been sent. Debby Weage has been unable to contact church by either phone or mail, despite numerous attempts. Joe Felsman to contact Mrs. Negron to request the needed information or a contact person.

COMMITTEE REPORTS

Maintenance:

- Sidewalk repairs were completed and one area needed more restoration along the edge of new sidewalk. The vendor returned and completed that work. During the sidewalk replacement, some sections were vandalized (wet concrete written in by individuals). Photographs were taken and Irene Martello is trying to identify the vandals.
- Mr. Sanchez suggested that some of the sidewalk repairs were done as a result of tree growth from trees planted by members and those members should incur the cost of the repairs. The Board indicated that at such time future repairs are needed that the question will be presented to counsel for direction as to whether the homeowners can be charged/required to do the repairs.
- Tree trimming along US 27 and removal of 2 problem trees has been completed. Suggestion was made that volunteers be involved in establishing specifications and verifying work is done as anticipated. Debby Weage reported that both she and two members met with the tree company and extensively discussed parameters of needed work.
- Request for common area tree trimming from resident – hanging over her property and hitting her screen room – was addressed. Debby Weage reported she had advised the homeowner she had the right to trim the trees back to the

property line so long as the trimming did not kill the tree. Joe Felsman indicated he would check out the property.

- The Association has recently acquired title to a property by lien foreclosure and has requested liability insurance. Questionnaire from the insurance agent was submitted for signature.
- Joe Felsman moved to ratify the Board's decision to terminate the Baker landscaping contract and hire ValleyCrest to do the landscaping, effective June 1, 2014. Keon Evens seconded. The motion carried unanimously and the contract was signed by Joe Felsman.
- Pool: price has been requested for replacement of ladder and replacement fan to cool equipment. Report was made that a safety ring was stolen and a vacuum cover had to be replaced to avoid shut-down of the pool.
- Pedestrian gate connection to the main gate computer system has been ordered and the vendor is awaiting a part to complete the work.
- Issue of St. Johns River Water Management District's provisions regarding use of mulch in the easement/right-of-way area was discussed. Information previously obtained from St. Johns indicated mulch types were to be limited to shredded pine or pine straw. Those standards have apparently been revised. Joe Felsman moved to amend the Rules and Regulations to remove the reference to St. Johns River Water Management District as to mulch types. Keon Evens seconded. The motion carried unanimously.
- Shed – Joe Felsman is pursuing. Proposal for installation of a foundation for the shed to be placed on was presented to the Board.
- Volunteer day is set for May 17. Work to be addressed includes: door to meeting room, cleaning furniture and deck, work on pavers at the pool, installation of new traffic signs/posts. One hardscape issue remains and Debby Weage suggested that removal of that hardscape be included – 15952 Autumn Glen.
- Joe Felsman volunteered time and materials to redo the plant bed at the entrance gate. Thank you for his donation.
- Restrapping of chairs – Joe Felsman moved to authorize work by Florida Patio, to be done in 2 stages. Vicki Long seconded. The motion carried unanimously. Strapping to be beige with 2 blue strips at the top of the back.
- Community inspection was scheduled for May 29, 2014.

Security Report

- Pool currently open 9:00 a.m. to 8:00 p.m. with no entry after 7:30 p.m.
- Discussion was had regarding increased security surveillance and possible security guard.

ARB Committee

Pam Clark reported on recent actions by the ARB

Fining/Hearing Committee

There is no May meeting. Next meeting will be June 17, 2014.

Complaint was made regarding a/c repairs on driveway. Issue is being pursued. Board directed that short correction notice period be given due to hazardous materials (Freon)

Complaint was made about expense for an audit. Debby Weage reviewed Florida statutes as to year-end financial reports and Association bylaws, which specifically require an audit.

NEXT MEETING

The next meeting will be June 19, 2014 at 6:30 p.m. at the Weston Hills Clubhouse

ADJOURNMENT:

There being no further business to come before the Board, Vicki Long moved to adjourn. Joe Felsman seconded and the motion carried unanimously and the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: _____

6-19-14

**WESTON HILLS HOMEOWNERS'
ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 19, 2014
At 15627 Bay Vista Drive, Weston Hills Clubhouse
Clermont, FL 34711**

QUORUM:

A quorum was established. Board members present were:

Keon Evens
Joe Felsman

CALL TO ORDER

The meeting was called to order at 6:32 p.m.

PROOF OF NOTICE:

Notice was posted in the community more than 48 hours in advance of the meeting, with a notice at the entrance and a notice with agenda was posted.

Also present were:

Debby Weage, Sentry Management
See attached list of homeowners

OFFICER STATEMENTS

President Joe Felsman announced that Robert Bennett, who has served on the Architectural Review Committee and been a long-term resident, passed away this week. Joe Felsman moved to authorize a \$50 donation in memory of Mr. Bennett to Mike Connolly Cornerstone Hospice. Keon Evens seconded. The motion carried unanimously.

Debby Weage reported that she had received a written resignation from Board member Vicki Long, who is selling her home. Joe Felsman moved to accept the resignation. Keon Evens seconded. The motion carried unanimously.

Two members had submitted their names for consideration to fill the anticipated vacancy: Nancy Finch and Irene Martello. Joe Felsman moved to appoint Irene Martello to fill the vacancy. Keon Evens seconded. The motion carried unanimously.

Debby Weage turned over the Board handbook and meeting packet to Irene Martello.

Debby Weage advised that the appointment of Irene Martello to the Board and the passing of Mr. Bennett create vacancies on both the ARC and the Fining/Hearing Committee. Joe Felsman asked Pam Clark and Edwin Sanchez, current members of the ARC, to make recommendations as to a replacement. Notice is to be posted on the e-loop for volunteers to serve on either committee. Debby Weage reported a Mrs. Risen had indicated an interest in serving on a committee.

MINUTES:

Keon Evens moved to approve the minutes of the Board meeting on May 15, 2014. Joe Felsman seconded and the motion carried unanimously.

FINANCIAL

Debby Weage presented the May 31, 2014 financial report.

Debby Weage reviewed the Accounts Receivable. Debby Weage to review court cases on pending mortgage foreclosures and update the Board.

Homeowner [REDACTED] had a payment agreement but has not been making payments as agreed. Joe Felsman moved to terminate the payment agreement and pursue normal collection procedures. Keon Evens seconded. The motion carried unanimously.

Issue was raised at the May Board meeting regarding year-end financial report. Debby Weage presented the Board with a copy of the statute regarding required financial reports and provided a history as to the last several years as to whether a review or audit was done. Debby Weage further reported that the Weston Hills documents require an audit.

MANAGEMENT REPORT

Written report and list of phone calls/e-mails handled were distributed in the Board package.

Debby Weage distributed copies of the addendum to the ValleyCrest contract as to irrigation system maintenance.

Debby Weage reported as to status on insurance claim for injuries incurred on the playground when a swing seat pulled away from the chain.

Debby Weage advised that she has been unable to obtain a W-9 from the church to which the Association has authorized a donation, despite repeated attempts to reach by mail, phone and e-mail.

COMMITTEE REPORTS

Maintenance

- Debby Weage reported that the pool permits have been renewed and posted.
- Debby Weage delivered the required speed limit sign throughout Weston Hills sign for installation. Once installed, a final inspection is to be scheduled with the Sheriff's Department so that the agreement between the Association and Lake County can be finalized.
- Debby Weage reported that the upgrading of the gate system has now tied the pedestrian gate into the gate computer. Access is done by gate cards.
- Pool ladder; replacement fan for motor and repair to kiddie pool service – proposals have been requested but not received.
- Street light at the gate directory has been reported for repair. SECO maintains that fixture.
- Request for tree trimming was addressed. Debby Weage to have the tree trimmed.
- Two to three issues regarding hardscape in the right-of-way (between street and sidewalk) remain. Joe Felsman indicated that these will be addressed by the members of the community as a volunteer project.
- Shed – Joe Felsman indicated that this issue is currently on hold.

Deed Restrictions

- Enforcement procedures are being pursued. Next inspection was scheduled for June 27, 2014.
- Commercial vehicle at █████ Bay Vista was discussed; there has been improvement on compliance. Debby Weage to send history on e-mails to Irene Martello
- Edwin Sanchez raised the issue of parking on the street. Joe Felsman indicated that the matter had been discussed by the Board; enforcement has been ongoing and towing will be done as needed; notice will be posted on the e-loop to remind members and the Association will be drafting a newsletter for production. Edwin Sanchez indicated he would provide copying of the newsletter.

Security Report

- Pool currently open 9:00 a.m. to 8:00 p.m. with no entry after 7:30 p.m.
- Discussion was had regarding increased security surveillance and possible security guard. Debby Weage to pursue proposals for Saturday/Sunday on site officer, 8 hours each day (12:00 noon to 8:00 p.m.). Reminder to be posted that residents under 16 must be supervised; also need to wear identification
- Report was made that the audio feature is not working. Joe Felsman reported there have been problems with the bandwidth available and it is being addressed.
- Report was made regarding concrete at the merry-go-round.
- Suggestion was made to install a self-closing spring on the restroom doors. Irene Martello and Edwin Sanchez will pursue.

Internet

No additional information at this time.

ARB Committee

Pam Clark reported on recent actions by the ARB

Pam Clark requested direction regarding homeowner wanting to paint home a discontinued and unavailable color. Joe Felsman indicated that the homeowner needs to select a color from the allowed list, which has been provided to the homeowner.

Fining/Hearing Committee

Irene Martello reported on recent Fining/Hearing Committee actions. Copies of the meeting minutes were forwarded to the Board members for their review. Joe Felsman moved to ratify the actions taken by the Fining/Hearing Committee. Keon Evens seconded. The motion carried unanimously.

Events

Irene Martello indicated there are no current events planned.

Debby Weage suggested participation in National Night Out, which is the first Tuesday in August and that the Sheriff's Department would provide assistance and a presence at any event.

NEXT MEETING

The next meeting will be July 17, 2014 at 6:30 p.m. at the Weston Hills Clubhouse

Report was made about broken irrigation heads and that damage was possibly done by landscape equipment. Debby Weage asked that broken heads be reported to her as soon as possible so that she can follow-up with the landscapers and pursue repairs by the landscapers at their expense.

Edwin Sanchez asked about the well at the entrance. Joe Felsman indicated that the system was being reviewed by the landscaper.

Edwin Sanchez asked whether the landscaper could provide small flags so that broken heads could be tagged.

Edwin Sanchez asked about expansion of the Board of Directors and reviewed the provisions about appointment of additional officers. Debby Weage addressed the Bylaw provision regarding Board membership (limited to three) vs. officer positions vs. the Board giving authorization to members through committees. However, ultimate decision making rests with the Board, especially with regard to expenditure of funds.

Joe Felsman asked that deed restriction enforcement instances where the homeowner has been approached regarding red mulch in the right-of-way be closed. Requirement is for shredded mulch (regardless of color) or pine straw.

ADJOURNMENT:

There being no further business to come before the Board, Keon Evens moved to adjourn. Irene Martello seconded and the motion carried unanimously and the meeting adjourned at 7:37 p.m.

As a result of the appointment of a new Board member, the Board members and Debby Weage met briefly after adjournment to address Board role, responsibilities, fiduciary duty and confidentiality of information received as a Board member.

Respectfully submitted,

Debby Weage, LCAM
Community Association Manager

Approved: 7-17-14