

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of February 16th, 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. A quorum was established with the following Board members present: Irene Martello – President, Nancy Finch - Vice President, and 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 January 21st, 2016, Board meeting minutes were reviewed with **Motion** from Keon Evens & 2<sup>nd</sup> from Nancy Finch **VOTE:** Unanimous.

**Financial Report:**

1. Board was provided with the January 31st, 2016 financial report as provided by Premier Management.
2. 2015 ended with a surplus. January is over budget due to 2015 expenses in 2016. Board has decided to leave the 2015 expenses in 2016.
3. Dec 2015 & Jan 2016 Short version Financials to be sent to the website.

**Change of Agenda:**

Presentation by Valarie Bender of Alliance Collections for a quarterly review. Issues with Bush Ross not sending over the files after receiving their termination notice. Sheila McCollum of Premier Assoc. Mgt. working on issue.

Presentation by Patrick Carr of Ryestone to introduce Ryestone solution for houses that fall behind on assessments and where the collections by Alliance has not been successful. The HOA may foreclose on the property, and Ryestone will buy the Lien from the Association. Ryestone would then fix up the property and pay assessments going forward.

**Management Report**

1. The Management Report for November 21st – February 12<sup>th</sup>, was presented to the Board.
2. Leo's Painting claim still check was received and Leo was paid mid-February. Irene Martello discussed with Leo.
3. Gate issues since 11/1/15 have been overwhelming. Sheila asked for more volunteers.
4. Termination for Bush Ross & Your Towne Law is being contested by Bush Ross, and Sheila McCollum is pursuing.
5. Ferguson Settlement is now awaiting finalization
6. Collections for assessments is down from \$150,000 to \$55,000.
7. PAM Maintenance now is taking care of the many small maintenance items per the Board of Directors direction.

8. Violation statistics
9. Appeal meeting is scheduled.
10. Envera Database Audit

### **Committee Reports:**

#### **Landscape:**

1. Irene Martello discussed the status of the Landscaping from Land Art the Pool area has been done.
2. Reset of Sprinkler by the Adam needs to be done.

#### **Architectural:**

1. Pam Clark presented activity since January's Board Meeting.
2. 2 Meetings with 4 applications, and all 4 were approved.

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

Carole Bennett has resigned as Chair Person, and the board will ask Jackie Risen to take over.

**Motion** by Irene Martello to accept Carole Bennett's resignation **2nd** by Keon Evens  
**VOTE:** Unanimous

#### **Unfinished Business:**

Leo's Painting

#### **New Business:**

1. Pressure washing for the Common Area has been completed by Good Faith Pressure Washing but we need a little more clean-up around the Clubhouse.
2. Projects for 2016 so far are:
  - New Golf Cart – Need 2 more bids. The one bid for a 2008 is \$3,900
  - Pool Roofs – Mallard bid for \$1,250 is approved.
  - Basketball & Tennis Courts need to be refurbished, and we have 2 bids from \$6,500-\$9,200. We need one more bid, and check references.
  - Gate - Welding gates by Access Gate Repair due to the gate being hit. Insurance Claim. \$3,319.03
  - Gate – Remove old column and balustrade \$420.00
  - Asphalt – Fall time frame.
  - Access Road – Irene Martello to give Sheila McCollum contact name & phone number.

**Motion:** by Keon Evens **2nd** by Nancy Finch to have the Pool Roofs cleaned by Mallard per the bid of \$1,250.

**Motion:** by Keon Evens **2nd** by Irene Martello to have the Gates repaired by Access per the bid for \$3,319.03 to be recouped by the insurance claim. Police report filed and submitted. The owner of the property is responsible.

**Motion:** by Irene Martello **2nd** by Keon Evens to have Viking Masonry removed the brick column and balustrade at the front of the community per the bid of \$420.00.

**Open Floor for Homeowners:**

Homeowner asked some questions regarding Envera, but no new issues to address.

The next Board meeting is scheduled for Thursday, March 17th, 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 8:23 PM and Keon Evens **2<sup>nd</sup>**, **VOTE: Unanimous.**

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

APPROVED