

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of March 17, 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 February 16, 2016, Board meeting minutes were reviewed with **Motion** from Irene Martello & 2nd from Nancy Finch **VOTE:** Unanimous.

Financial Report:

Board was provided with the February 29, 2016 financial statements. There were no issues with the financial statement for research.

Sheila McCollum discussed Premier Association Management's move to Strongroom for accounts payable processing. The Board would like the ability to view only.

Motion by Keon Evens 2nd by Nancy Finch to remove the telephone connection at the gate by Century Link. **VOTE:** Unanimous

Management Report:

1. The Management Report for February 12th – March 11th, 2016 was presented to the Board.
2. PAM Maintenance now is taking care of the many small maintenance items per the Board of Directors direction.
3. Violation statistics – now cleaned up
4. Appeal meeting is scheduled for the rest of the year.
5. Appeal meeting report was sent to BOD packet & there are no questions.
6. Envera Database Audit – not completed.
7. Spring Clean-up date extension to 4/30/16
8. Convert fines to assessments will wait until after the next appeal meeting.

Committee Reports:

Landscape:

1. Irene Martello discussed the status of the Landscaping from Land Art the front area is done.
2. The trees & palm trees on the common area were trimmed this month.

Architectural:

1. Pam Clark presented activity since February's meeting
2. 2 Meetings on 2/23/ & 3/8 with 4 & 3 applications approved respectively.

CC&F Violations:

1. Carole Bennett has resigned as Chair Person last month, but was not at the meeting. Irene Martello thanked Carole for all her years of service to Weston Hills and the community will miss her now that she is moving.

Motion by Irene Martello to appoint Jackie Risen as chair of the fining/hearing (Appeals) 2nd by Keon Evens **VOTE:** Unanimous

Unfinished Business:

1. Access Roads and cutting off access – Irene Martello gave Sheila McCollum her contact at the company as Chuck 321 388 7895.
2. Golf Cart bids are tabled until the next meeting.

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:
 - a. New Golf Car – Need 2 more bids. The one bid for a 2008 is \$3,900.
 - b. Pool Roofs – Mallard bid for \$1,250 is approved.
 - c. 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.
 - d. Gate – Welding gates by Access Gate Repair due to the gate being hit.
 - e. Insurance Claim. \$3,319.03 – IP
 - f. Gate-Remove old column and balustrade \$420.00 – DONE 3/2016
 - g. Asphalt – Fall time frame.
 - h. Access Road – Irene Martello to give Sheila McCollum contact name & phone number. Chuck at 321 388 7895.
3. New Association Attorney – Irene Martello Motioned and Keon Evens 2nd the appointment of DiMasi Law as the HOA attorney. Discussion ensued regarding the 3 candidates and their respective Pro's and Con's. VOTE: Unanimous.
4. Gate for hitting and replacing – tabled until Attorney Meeting.
5. Renter processing fee-tabled until Attorney Meeting
6. Yard Sale will be 4/9/16 – Envera has been notified.
7. CIS-No longer has the front 6 cameras and this needs to be removed from the bill. Jamie will be at Weston Hills on Monday 3/28/16

Open Floor for Homeowners:

1. Homeowner asked some questions regarding the cost of water. Each house can have a split valve put on their home to get the less expensive water, but we would have to determine the expense.

2. Can the maintenance person be deployed for cleaning the sewers which are clogged with the tree leaves?

The next Board meeting is scheduled for Thursday, April 21, 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 7:32 PM and Keon Evens 2nd, VOTE: Unanimous.

Prepared by management for:
Keon Evens, Secretary

Signature

Date

APPROVED