

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of November 17, 2016**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:33 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 & 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 October 20, 2016, Board meeting minutes were approved as written with **Motion** from Jackie Risen & **2<sup>nd</sup>** from Keon Evens **VOTE:** Unanimous.

**Treasurer's Report:**

1. Board was provided with the October 31, 2016.
  - a. There were no issues with the financial statements.
  - b. The P&L is slightly negative from projects.

**Management Report:**

1. The Management Report for October 13 - November 11 was presented to the Board.
2. There was 1 appeals for the committee in October.
3. Working through the TOP 20 accounts that owe money.
4. 15503Bay is now being worked on by both the Bank & Ryestone.
5. Convert Fines to Assessments **Motion** by Keon Evens **2<sup>nd</sup>** Irene Martello **Vote:** Unanimous.
  - a. 2654 Brook
  - b. 2635 Meadow
  - c. 2819 Brook
  - d. 15629 Autumn
  - e. 15841 Autumn
6. Foreclosing on Owners for lack of payment plan is now in process with Alliance.
  - a. 2854 May – OCT MTG
  - b. 2635 Meadow – OCT MTG
  - c. 15919 Autumn – OCT MTG
  - d. 15908 Autumn – OCT MTG
  - e. 2812 Brook –
  - f. 15927 Autumn –
  - g. 2852 Wilshire –
7. **Motion** by Irene Martello **2<sup>nd</sup>** by Jackie Risen to assign the following volunteers as Fining when needed **Vote:** Unanimous:
  - a. Bob Eonta
  - b. Scott Remy
  - c. Pam Clark
8. PIN# Policy – The PIN numbers for Envera are to be used for emergency use only, and should not be given out to vendors. We have found mis-use of this

privilege and therefore we need to structure a policy to deal with the mis-use so we can ensure knowledge of who is in the community.

- a. First a Courtesy Letter to warn the next mis-use will result in a change of PIN #
- b. 2<sup>nd</sup> mis-use Violation Letter and change of PIN#
- c. 3<sup>rd</sup> Fine – To Board and change of PIN#
- d. 4<sup>th</sup> Fine Committee – Yes/No
- e. Fine of \$100.00 each occurrence, and \$25.00 Admin
- f. Sheila McCollum to Draft letter.

### **Committee Reports:**

#### **Landscape:**

1. Irene Martello discussed the removal of trees that were lifting up pavers in the common area by the pool. Land Art is cleaning up the exercise sand pits. Christmas Decorations are now in with the new installation of Poinsettias.

#### **Architectural:**

1. Pam Clark presented activity since October meeting 10/24: 6 apps 5 approved 1 denied, 11/08 7 app/7 approved.
2. Discussion regarding new criteria for Pergolas will be presented at the next meeting.

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

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

#### **Documents:**

Joe Felsman was not able to attend the meeting, and so the Board will wait until a time that Joe does not have to work.

#### **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 is scheduled. Sheila McCollum has scheduled the Patrols.
3. Dumpsters will be placed in the community for the roads renovation trash pickup.
4. SAC – Bad Behavior of students. Sheila McCollum Attended the SAC meeting at Windy Hills Middle School, and she recommends going up to the next level of management due to the un-satisfactory response from the committee. Sheila asked if the tapes had been reviewed when the bus driver had to stop 4 times from Weston Hills gate to the clubhouse, and was not given an answer. She suggested to the committee that the children's bad choices have now become dangerous choices with paper clips and rubber bands being shot off in the bus.

#### **New Business:**

1. **Walking Trail** – Discussion with Kathy Simpkins of 15453 Bay who would like additional changes, but the path has already been set. The vendor has been out 4 times for the changes, and there will be no further changes.
2. Christmas Decorations are now in process and will be up shortly.

3. SEECO – New light for the Brook/Autumn intersection that is so black will cost \$3,500.00. The Board would like Sheila McCollum to initiate the addition of the street light.
4. Fireworks Policy – Not allowed in the community at all due to damage to street & roofs. **Motion** by Keon Evens **2<sup>nd</sup>** Jackie Risen **Vote:** Unanimous
5. Fence all around the community. Sheila McCollum informed the Board of Directors that the developers put a specific item in the documents for the Board to be able to complete the fence. Jackie Risen **Motioned** to complete the fence for a Maximum of \$50,000.00 which will be funded from the operational excess from prior years. **2<sup>nd</sup>** by Keon Evens. **Vote:** Unanimous

**Open Floor for Homeowners:**

The next Board meeting is scheduled for December 15, 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 8:15 PM and Keon Evens **2<sup>nd</sup>**, **VOTE:** Unanimous.

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date