

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of October 20, 2016

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:30 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.

Point of Order: Fining brought forward.

1) Mr. Alvin Lampert of 15638 Autumn was called to hearing due to his planters that were put in the front of his house without an ARB application.

He addressed the Board with Irene Martello, President recusing herself due to being a neighbor of both parties and she left the room. Mr. Lampert reviewed 10.5 years of hostility between him and his neighbor Mr. Rieves at 15634 Autumn regarding Mr. Rieves lack of taking care of the Mr. Rieves area of the side of his house. Mr. Lampert called out by showing pictures to the Board of Directors of some mulch, and the mess of Mr. Rives side yard. Mr. Lampert stated emphatically that the Board was NOT sending letters to Mr. Rives and being balanced in their enforcement.

Sheila McCollum of Premier Association Management stated that she would not share with Mr. Lampert the letters sent to his neighbors, but that she is the person who sends out letters to all houses for the CC&R's, and that the neighbors had received theirs when appropriate.

Jackie Risen of the Board said that she would personally ensure that the neighbors have been held to the same high standard as the Lampert's.

There will be no fine, but Mr. Lampert was asked to ensure that grass replaced the holes made by the planters. Mr. Lampert left the meeting at 6:50 PM.

Irene Martello returns to the meeting.

2) Michael Thompson was here to represent his mother Karen Thompson owner of 15737 Bay Vista regarding the trees that needed to be lifted. Sheila McCollum stated that the trees are much improved, and she will have her maintenance person come by and measure to the 12'. Sheila asked that the trees get trimmed each year due to the ADA standards that the entire community must abide by. 2) Weeds in Concrete – have been cured. Board **Vote**: No fine

3) Shanty Kokkengada & Banavara Chandrasekhar of 2839 Wilshire regarding all the pots in front of her house. They are 80 years old and need help getting rid of the pots. The Board voted to give them 30 days, and Pam Clark & Sheila McCollum will meet with them to review and arrange the number of pots, and placement.

4) Florangela Buccelluto – Tailgating Motorcycle at front gate. Flora stated it was a friend, and the Board pointed out that this is VERY DANGEROUS. It will be considered

trespass and \$250.00 each incident going forward to her house. Vote by the Board for the plan of \$250.00 each incident going forward.

2ND) Easement Dead – she now has a 30 day extension.

5) 15535Bay – Jose & Liza Felix – Not for fining, but for Loan Modification and losing their house until the bank sale. They were discharged on 8/18/15. They would like a refund of their payment of HOA Dues back to bank take over. Repaint Home – depending on legal opinion will be determined who needs to do. HOLD FOR LEGAL

6) 2642 Meadow – DWS - Plan extension until 11/12/16

7) 15812 Autumn – WIB - Plan extension until 11/18/16

8) 15812 Autumn – Trim Trees – done

9) 15742 Autumn – WIB – now installed a weed black. Done

10) 2609 Meadow – Re-Sod – Incomplete ARB application – 30 day extension

11) 2609 Meadow – Trim Trees – ARB application to take out tree – 30 day extension

12) 15629 Autumn – Fine

13) 15841 Autumn – Fed Ex Package received and will be given to HOA Attorney
Re-sod, WIB, Property is in terrible condition.

14) 15900 Autumn – Dead Hedge – FINE

15) 15908 Autumn – Re-Sod – FINE

16) 15908 Autumn – ARV – Landscape – FINE

17) 2826 Wilshire – Re-Sod – FINE

18) 2811 Wilshire – DWS – FINE

19) 15940 Autumn – ARC – FINE

20) 15940 Autumn – Trim Trees – FINE

21) 15940 Autumn – Weeds in Concrete – FINE

Point of Order at 7:00PM back to agenda:

Review and Approve Minutes:

1. The minutes of the September 15, 2016, Board meeting minutes were approved as written with **Motion** from Irene Martello & 2nd Jackie Risen from **VOTE**:
Unanimous.

Treasurer's Report:

1. Board was provided with the September 30, 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 September 9 – October 13 was presented to the Board.
2. There were no appeals for the committee in September, but we have one for October.
3. Working through the TOP 20 accounts that owe money.
4. 15503Bay is now being worked on by both the Bank & Ryestone.
5. Foreclosing on Owners for lack of payment plan **Motion** by Keon Evens 2nd by Jackie Risen.
 - a. 2854 May

- b. 2635 Meadow
 - c. 15919 Autumn
 - d. 15908 Autumn
- Vote:** Unanimous

Committee Reports:

Landscape:

1. Irene Martello discussed the renovation of the front of the Clubhouse area with new plantings.

Architectural:

1. Pam Clark presented activity since September meeting 9/27: 2 apps 2 approved, 10/11 1 app/1 approved.
2. Discussion regarding new criteria for landscape of the easement and Pergolas to be presented at the next Board Meeting.
3. Sheila McCollum of Premier Mgt. mentioned that BIG help that Weston Hills has provided for both Fairways Lake Estates & Southern Ridge. Now Windermere Landings will start attending training with Weston Hills, and Sheila thanked the committee for taking the time to train new HOA's who did NOT have a committee which saved them a great deal of money.

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 will have to schedule the Patrols.

New Business:

1. **Strickland** of 2817 Mayflower complaints regarding Management – not present.
2. **Walking Trail** – Discussion with Kathy Simpkins of 15453 Bay & Tom Stark of 15433 Bay regarding the path being so close to their backyard. Kathy stated that she likes her privacy, and does NOT want any path behind her house. Tom would like the path to be further from their backyard. Sam Martello who is the volunteer working on the path stated he will meet with both owners to see if the path can be adjusted to make it a win-win scenario for everyone.

Open Floor for Homeowners:

The next Board meeting is scheduled for November 17, 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 8:22 PM and Keon Evens **2nd**, **VOTE:** Unanimous.

Prepared by management for:

Keon Evens, Secretary

Signature

Date

APPROVED