

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Annual Meeting Minutes of November 17, 2017**

The Weston Hills Homeowners Association Annual Meeting was scheduled for today with 6:15 PM check in and meeting to begin at 6:38 PM at Weston Hills Clubhouse, 15627 Bay Vista Drive, Clermont, FL.

**Establish a Quorum**

A quorum was not established with the presence of only 25 with sign ins and Proxies vs the Bylaws requirement of 20% of those owners qualified to vote of 395 – 38 (arrears) =357 \*.2=72.

Sheila McCollum & Gina Holbrook represented the management company. The notice for the meeting was posted in accordance to the Florida Statutes.

**President's message**

Irene Martello thanks the committees for all their hard work this year. Message Attached.

Good Evening to all, and thank you for taking the time out of your busy schedules to join us this evening. At this time I would like to thank all who volunteered this year! Especially Bobby Eonta, Ricardo Mesorana and Salvatore Martello who serves on our ARB committee. A special thank you to Pam Clark is the ARB Chair who took time to answer all question and made sure all our residents after Hurricane Irma got the forms they needed. This was a very trying time for all of us! Thank you for all your efforts also thank you to Reid Loveland who also took the time to send out any and all information to our residents and keep us all up-to-date!

BUT the biggest thank you goes to Premier Management and Sheila McCollum for their hard work collecting what was owned to our community. Sheila went after the foreclosed and bankrupt homes. Collecting back assessments, getting rid of 4 dead beat attorneys that were sucking our community dry, and cleaning up what was a big mess from prior management companies. Getting this board in the right direction for the betterment of our community!

It is the mission of the Board to act as agents for the greater good of our community. It is our responsibility to make the day-to-day decisions and manage issues in a way that not only preserves, but also adds value to each homeowners' property. Our position is one that supports the maintenance and the policies that make our community a home. In addition, we are the community of choice within our market and price range because of our amenities staying in good shape.

We will continue to focus on the community maintenance of our common areas, and enforce our covenants with individual with fair and consistent enforcement of the community restrictions.

In 2017 we accomplished so many projects beginning with the Road Resurfacing in Jan. I would like to thank ALL who volunteered. Getting up and out by 6AM – 9AM at the front entrance every morning and then back out at 2PM till 6PM making sure that the children of our community stayed safe! The splash pad was refurbished, the walking trail which

many have said you are enjoying. The spikes that are being installed Dec 26<sup>th</sup>, then fencing in of Weston Hills which will begin Dec 11th. I won't say there hasn't been some unexpected issues, lighting taking out the front gates, the irrigation system, hitting trees, but we worked thru it as a community.

In 2018 hopefully, we will be moving on with more projects to better our community, but as a community we all must work together. Last but not least I would like to Thanks Keon Evens and Jackie Risen for taking time out of their busy lives to serve on the Board. Thank you all, and I hope you all have a safe and happy Holiday Season.

Irene Martello – President Weston Hills Homeowners' Association.

The ARB continues to do a great job, and is now training other HOA's committees. Sheila McCollum thanks Pam Clark for giving so graciously of her time and knowledge.

### **No Election – rollover of Board Member:**

Keon Evens – 3 year term

Next year's election will consist of one open position for 3 years.

### **Review and Approve Minutes:**

There are minutes for 2016 which will be approved by a quorum of the membership at the next Annual Meeting with a Quorum.

### **Financial Report:**

There was an overview of the Budget challenges for the next couple of years, and the community is staying within the 5-year plan. In addition, 2018 should include lightning rods for both the gates and the cabana because the community sustains approximately 10-15K worth of damages each year from lightning strikes. This will eliminate most of this loss. In addition, in a few years the community should fix the Brick wall from the large tree damage and consider moving the entrance further into the community. This will give guests a longer runway in which to wait for the gate to open, and help prevent backups onto Hwy 27.

### **Management Report**

A management report was presented.

### **Committee Reports:**

ARB Report by Pam Clark.	10/24	07 Apps, 07 Approved
	11/14	15 Apps, 14 Approved, 1 Denied

The ARB committee welcomed a new member this year, Ricardo Mesorana. He has graciously agreed to give up his second and fourth Tuesday evening, and for this we are grateful. Thanks to Hurricane Irma, this has been an unusually busy year. We have approved or denied 289 Forms for 2017. Our committee must follow the documents and ARB guidelines. We urge everyone to submit an ARB Form before making an

architectural change no matter how large or small. We welcome you to meet with us to discuss any problems you may have and we will work together to resolve them. Last but certainly no least, I would like to take this opportunity to thank the members of this committee for their time and effort throughout the year. I truly appreciate it!

Pam Clark – ARB Chair – Weston Hills Homeowners' Association.

**Open Floor for Homeowners:**

Question regarding the Reserves, and when they will be fully funded. Sheila McCollum will give the board the answer at the next Board Meeting.

The fence is now scheduled for 12/11 installation.

The Bear is now looking for food from the garbage cans left outside the garage & the pumpkins in the neighborhood is like desert. Please keep the garbage cans in the garage and the door down.

There is an irrigation leak at the top of the walking path by the clubhouse.

Spikes are scheduled for 12/26/17.

The meeting was adjourned at 6:50 PM after all owners' present questions were answered.

Prepared by management for:

Keon Evens, Secretary

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Signature

\_\_\_\_\_  
Date