

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of October 19, 2017

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. Late: Keon Evens – Secretary/Treasurer arrived at 6:48 PM.

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 – Vendor Presentation:

Kim Albert of Swim Kids USA presented the swim lessons at Weston Hills. She has owned the Franchise for 8 years, and they offer 30 minute swim lessons from May – September for a maximum of 6 kids per class. There are residents of Weston Hills HOA who already attend their classes at another community.

Swim Kids will talk to and register all that are interested. First priority will be Weston Hills residents, but if there is not enough interest they will market to outside families. The families from outside the community will only attend the lesson and then asked to leave the community.

Sheila McCollum will present the contract to the attorney for a review.

Review and Approve Minutes:

1. The minutes of the September 21 Board meeting minutes were approved as written with **Motion** from Jackie Risen & 2nd Irene Martello from **VOTE:** Unanimous.

Approved Signed minutes will be forwarded to the webmaster.

Treasurer's Report:

1. Board was provided with the August 31, 2017.
2. On target with collections.
 - a. There were no issues with the financial statements.

Management Report:

1. The Management Report for October 12, 2017 was presented to the Board.
2. Working through the TOP 20 accounts that owe money.
3. Lease Report needs to be compiled to ensure all leases are on file.
4. Envera – Lack of Performance – The Board feels they are entitled to 2 months of a credit. Sheila McCollum will tell Envera.
 - a. Bill Ford from Envera is putting together a meeting with the Envera Management and Weston Hills BOD.
5. Asphalt Restorations – **Motion** by Jackie Risen 2nd by Irene Martello to proceed with the \$7,700.00 to fix Mr. Carrillo's (of 2834 Wilshire) damage to the streets by having his painting company leak paint all over the roads. **Vote:** Unanimous. We understand that Mr. Carrillo does not have business insurance to cover the

- damage and repair, but feel the community should not have to absorb the \$7,700.00 expense. This has already been referred to the Attorney.
6. The Board would like Sheila McCollum to call the County Mosquito control to discuss the driver who ranted and raved at the Envera Card that he would not insert his drivers' license nor show his county ID for entrance into the community.
 7. All Gate Hits have been emailed, and reconciled onto the Legal Sheet of the Actions Report.
 8. Volunteers – Posting once a month in descending order the number of hours volunteer have spent this month and Year-to-date.

Keon Evens arrived

Committee Reports:

Landscape:

1. Irene Martello – There is tree damage from the storm, and the Board will take down the trees as necessary. Trees will be assessed by Yancy of Arbor Tech.
2. FEMA will be in to clean up yard debris shortly.

Architectural:

1. Pam Clark presented activity since July meeting:
2. 2 meetings since the last Board Meeting:
 - a. 09/26/17 14 Apps 14A, 0D Mostly roofs after Hurricane Irma
 - b. 10/10/17 10 Apps 10A, 0D
3. There are a great number of roofs that will need repair and replacement. The ARC is committed to get this all done as necessary.
4. Owners' would like links to all the different colors available. Pam Clark & Premier will work on a system to help them out. Mostly Earth tones will work, but you still need an ARB approval of the color. So no blues, whites, greens or pinks.

CC&R Violations:

1. There are 2 inspections each month, and we have implemented Self-Help.
2. Perimeter will be self-help
3. Fines plans – Strom Suspension still on. All grass destroyed by Irma will be given until April 30th, 2018 to remediate, BUT please make it neat and tidy.

Documents:

1. Policies all need review at the next meeting.
 - a. Lightning Policy needed

Unfinished Business:

1. Children's Water Feature – Is now done and reopend. White Sands did another wonderful job.
 - a. The pool maintenance person Carl is now starting his own business and will be leaving Dave's Pool and Spa. He has taken care of the Weston Hills pools exceptionally, and he will be missed.

2. Fencing in Weston Hills – This is now in the home stretch. This project has taken longer than management or the Board expected.
3. Spikes for the exit gate is scheduled for Christmas week, so the children do not need to catch the bus on Hwy 27.
 - a. Discussion regarding Fed Ex, UPS, etc. We may gather at the entrance and put on the golf cart for delivery.

New Business:

1. Hurricane FEMA – Update in management report.
2. Newsletter for owners – Irene Martello is working on this with Pam Clark.
3. Sheriff's New System was discussed.
 - a. Set up 12/26, 12/27, 12/31 for 2 officers round the clock for the Spike Installation.
4. BBQ – Sunday 10/22/ at Noon
5. Yard Sale Changed to Saturday 10/21/17.

Open Floor for Homeowners:

There were no questions from the owners present.

The next Board meeting is scheduled for Thursday November 16, 2017 at the Weston Hills Clubhouse for the Membership Annual Meeting at 6:30 PM.

There being no further business to be brought before the Board, Irene Martello **motioned** to adjourn the meeting at 7:50 PM and Jackie Risen **2nd**, **VOTE: Unanimous.**

Prepared by management for:

Keon Evens, Secretary


Signature

Date 12/14/17