

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of December 14, 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. Absent: Keon Evens – Secretary/Treasurer.

Gina Holbrook and Maurice Kearns 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 19<sup>th</sup> Board meeting minutes were approved as written with **Motion** from **1<sup>st</sup>** from Keon Evens & **2<sup>nd</sup>** from Jackie Risen **VOTE: Unanimous.**

**Treasurer's Report:**

1. Board was provided with the November 30, 2017.
2. On target with collections.
  - a. There were no issues with the financial statements.

**Management Report:**

1. The Management Report was presented to the Board.

**Committee Reports:**

**Landscape:**

1. Irene Martello –

**Architectural:**

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
  - a. 11/28/17      10 Apps      10A, 0D
  - b. 12/12/17      10 Apps      10A, 0D
3. Pam Clark informed the Board of request for new color and the Board discussed the new color. **Motion** to approve the new color "Slate" (light grey) by **1st** - Keon Evens & **2nd** - Jackie Risen **VOTE: Unanimous.**

**CC&R Violations:**

1. There are 2 inspections each month.
2. Unanimous Motion by the Board to fine the following homes:

a. 15605Aut	Fascia/Fence/Yard	American	FINE
b. 15613Aut	SOD	Lewis	FINE
c. 15710Aut	PWS	Porter	FINE
d. 15800Aut	Lawn	Thomas	FINE

e. 15807Aut	New Fence	Cimeus	FINE
f. 15928Aut	Dead Hedge/PWS/Lawn	American	FINE
g. 15706Bay	Fasica/Weeds	Ortiz	FINE
h. 2601 Mea	Black Sidewalk Edging	Catherman	FINE
i. 15907Bay	Trash Encl	Maraitis	FINE
j. 2716Wils	Fascia/PWS	Hollingshead	FINE

**Unfinished Business:**

1. Fencing in Weston Hills – Installation in process & complete by 12/31/17.
2. Spikes for the exit gate- project placed on hold til Spring 2018.

**New Business:**

1. **Motion** to notify all delinquent owners over 90 days that their respective gate stickers and Clubhouse/Pool access will be turn off effective Jan. 1<sup>st</sup>, 2018 IAW FS720 and the HOA CC&R's. **1st** - Jackie Risen & **2nd** - Keon Evens **VOTE: Unanimous.**

**Open Floor for Homeowners:**

1. None

The next Board meeting is scheduled for Thursday, January 18, 2018 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello **motioned** to adjourn the meeting at 7:38 PM and Jackie Risen **2<sup>nd</sup>**, **VOTE: Unanimous.**

Prepared by management for:

Keon Evens, Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date