

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of February 15, 2018**

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.

Tamela Machino represented Premier Association 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 January 18<sup>th</sup> Board meeting minutes were approved as written with **Motion** from Keon Evens & 2<sup>nd</sup> from Jackie Risen **VOTE:** Unanimous.

**Treasurer's Report:**

1. Board was provided with the January 31, 2017.
2. Discussion regarding the Delinquent list and sending past due to alliance collections.
  - a. Motion to foreclose on Account #23651. **Motion** from Irene Martello & 2<sup>nd</sup> from Jackie Risen **VOTE:** Unanimous.
  - b. Motion to accept Account #4382 payment plan. **Motion** from Jackie Risen & 2<sup>nd</sup> from Keon Evens **VOTE:** Unanimous
  - c. Request to remove \$900.00 from Account #45651-unable to remove assessments.
  - d. Motion to remove existing hearing fines due to state statute requirements. **Motion** from Irene Martello & 2<sup>nd</sup> from Jackie Risen **VOTE:** Unanimous
  - e. Motion to remove small balances under \$10.00. **Motion** from Irene Martello & 2<sup>nd</sup> from Jackie Risen **VOTE:** Unanimous

**Management Report:**

1. The Management Report was presented to the Board.

**Committee Reports:**

**Landscape:**

1. Irene Martello – some plants lost from frost.

**Architectural:**

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
  - a. 1/23 10 applications-all approved
  - b. 2/13 12 applications-11 approved 1 denied

**CC&R Violations:**

**Unfinished Business:**

1. Gate Arms-Management waiting on 2 additional quotes
2. Iron Oak revised proposal- Table action
3. Sidewalk repairs- **Motion** to accept the quote for \$6980.00 from Masonry Works Jackie Risen & 2<sup>nd</sup> Keon Evens from **VOTE**: Unanimous
4. Lightning rods- Motion to ratify the action without a Board meeting accepting the Quote from CNI Electric for the installation of the lightening rod protection.  
**Motion** from Keon Evans & 2<sup>nd</sup> from Jackie Risen **VOTE**: Unanimous

**New Business:**

1. Discussion to install some new fencing along Pool area-**No action taken**
2. Swim Kids Proposal for swim lessons- Motion to deny **Motion** from Irene Martello & 2<sup>nd</sup> from Jackie Risen **VOTE**: Unanimous
3. Board requested to look into Pool Attendant quote.
4. Gate Strikes: Motion to accept Jason Martell, Esq. representation agreement.  
**Motion** from Irene Martello & 2<sup>nd</sup> from Jackie Risen **VOTE**: Unanimous
5. Motion to appoint new Hearing Committee: Pamela Clark, Diana Reid, Bobby Enota, Ricardo Mesorana. **Motion** from Jackie Risen & 2<sup>nd</sup> from Keon Evans **VOTE**: Unanimous

**Open Floor for Homeowners:**

1. None

The next Board meeting is scheduled for Thursday, March 15, 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 8:19 PM and Jackie Risen 2<sup>nd</sup>, **VOTE**: Unanimous.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary

  
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Signature

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Date 3/15/18