

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of April 19, 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 March 15th Board meeting minutes were approved as written with **Motion** from Keon Evens & 2nd from Jackie Risen **VOTE:** Unanimous.

Treasurer's Report:

1. Board was provided with the March 31, 2018 financial package for review.
2. Discussion regarding the 4/19/2018 collection review report.

Attorney Accounts

A.1 **Motion** to approve Lien Foreclosure from Irene Martello & 2nd from Jackie Risen **VOTE:** Unanimous

A.7 **Motion** to waive interest by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

A.8 **Motion** to Approve Lien Foreclosure by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

Miscellaneous

D.5 House is currently for sale. The property is still currently in violation. **Motion** by Irene Martello to not research for the past letters in storage and restart with a clean slate. The violation notice will be reestablished the week of 4/23/18. 2nd from Jackie Risen **VOTE:** Unanimous

D.7 The property is still currently in violation. **Motion** by Irene Martello to not research for the past management letters in storage and restart with a clean slate. The violation notice will be reestablished the week of 4/23/18. 2nd from Jackie Risen **VOTE:** Unanimous

Management Report:

1. The Management Report was presented to the Board.
 - a. Motion by Irene Martello to levy the fine of \$50.00 per day up to \$1,000 for the list of 75 accounts presented to the Board in violation 2nd by Jackie Risen. **VOTE:** Unanimous.

Committee Reports:

Landscape:

1. Irene Martello – SECO will be removing front entrance trees growing into the power lines at no cost to the Association.
2. Irrigation and Sidewalk repairs are now completed.

Architectural:

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
 - a. 3/27 15 applications-14 approved 1 approved w/ condition
 - b. 4/10 12 applications-all approved

CC&R Violations:

Meeting attentively scheduled for May 14th and May 21st 6pm

Unfinished Business:

1. Concrete pour Cabana Front Entry- Ratify official quote of \$2,000 present from Masonry Works. **Motion** from Irene Martello & **2nd** from Keon Evens **VOTE:** Unanimous

New Business:

1. Pool Leak-Florida Leak will be coming out to take a look at the problem and give a proposal for the repair.
2. Upcoming Security roving. Management will get a quote from Courtesy Professionals Security for roving officer May 25th – 28th and July 3rd – 4th
3. Owner Request for consideration of waived Certified Letter fees to be waived. **Motion** from Keon Evens and **2nd** by Jackie Risen **VOTE:** Unanimous

Open Floor for Homeowners:

1. None

The next Board meeting is scheduled for Thursday, May 17, 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 7:43 PM and Keon Evens **2nd**, **VOTE:** Unanimous.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary


Signature _____

Date 5/17/18