

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of May 17, 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, Keon Evens – Secretary/Treasurer. Jackie Risen - Vice President (Absent)

Tamela Machino and Denise Burgos 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 April 19th Board meeting minutes were approved as written with **Motion** from Keon Evens & 2nd from Irene Martello **VOTE:** Unanimous.

Irene Martello moves to amend the Agenda and have **Discussion from the floor-**

- Mr Lambert at 15638 Autumn Glen Ave requested that the Board review his appeal for his ARB application for Painting of Pavers that had been denied on 5/10/18. Mr Lambert discussed that he felt his pavers should be approved because they we esthetically pleasing to the community.
- The Board review Mr Lamberts request, Irene Martello **motioned** to deny the request based on the Rules and Regulations: *Landscaping can be lined with concrete curbing, decorative wall stone or bricks as long as they are of earth natural tones or white. Black rubber or synthetic curbing is also permitted.* 2nd from Keon Evens **VOTE:** Unanimous

Treasurer's Report:

1. Board was provided with the April 30, 2018 financial package for review.
2. Discussion regarding the 5/16/2018 collection review report.

Attorney Accounts

A.1 **Motion** to send Rent Demand letter by Irene Martello & 2nd from Keon Evens **VOTE:** Unanimous

A.5 **Motion** to begin Foreclosure by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

A.6 **Motion** to Approve Lien Foreclosure by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

A.7 **Motion** to Approve Lien Foreclosure by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

A.9 **Motion** to send a notice to the owner asking for a plan of action within 14 days due to owner is ill and in hospital (hardship) by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

Miscellaneous

M.8 **Motion** to send Rent Demand letter (Rene Harris). No fine by Irene Martello & 2nd from Keon Evens **VOTE:** Unanimous

M.9 Board already responded in April Meeting Mins

M.10 Board already responded in April Meeting Mins

Ready for Attorney Action

1. **Motion** to send to the attorney and proceed with lien by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous
2. **Motion** to send to the attorney and proceed with lien by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

Management Report:

1. The Management Report was presented to the Board.

Committee Reports:

3. Hearing: **Motion** to add Nancy Finch and Rick Reeves as floaters for the Impartial Committee by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous

Landscape:

1. Irene Martello – Bid to lift the Trees

Architectural:

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
 - a. 4/24 14 applications-13 approved 1 deny
 - b. 5/8 14 applications-13 approved 1 deny
4. New Request to approve color: Café Blue- **Motion** to accept color Café Blue by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous
- 3.

CC&R Violations:

Meeting attentively scheduled for May 21st and May 23rd @ 6pm

Unfinished Business:

1. Splash Pad Repair- **Motion** to have Florida Leak Locators complete a Hydro-Seal Treatment for \$1,900 by Irene Martello & 2nd by Keon Evens. **VOTE:** Unanimous
2. Irene reported that the Swing Arm have been installed. The iron gates will remain open 7am-7pm each day.

New Business:

No new business

Open Floor for Homeowners:

Several owners had general questions and concerns regarding various business actions of the community.

The next Board meeting is scheduled for Thursday, June 21, 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 7:20 PM and Keon Evens 2nd, **VOTE**: Unanimous.

Board meeting re-opened at 7:50 PM to review ARB guidelines regarding discuss the condition of the landscaping in the Easements throughout community. The Convent compliance committee discussed the conditions of the easements including not allowing Jasmine to be planted any longer, Board agreed to allow 60 days to bring the easements into compliance per the Rules and Regulations. Management will send notices with photos and a copy of the rules and regulations to each owner to resolve.

There being no further business to be brought before the Board, Irene Martello **motioned** to adjourn the meeting at 8:05 PM and Keon Evens 2nd, **VOTE**: Unanimous

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary


Signature

Date 6/21/18