

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board Meeting Minutes of June 21, 2018**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:32 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, and Jackie Risen - Vice President.

Gina Holbrook 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 May 17, 2018 Board meeting minutes were reviewed. Upon review Jackie Risen made a motion to approve as presented. Irene Martello seconded the motion which carried unanimously.

**Treasurer's Report:**

1. Management presented the financial report for the period ending May 31, 2018 with the Board and owners present.
2. Management presented the status of collection; upon review and discussion amongst the Board Irene Martello made a motion to take the following actions on the following files. Keon Evens seconded the motion which carried unanimously
  1. **Attorney Accounts**
    - Account 134 – Have Alliance send Demand for Rent as recommended.
    - Account 256- Follow up with owner on a reasonable payment plan.
    - Once ITL's expire Alliance is approved to move forward with lien on other outstanding files.

**Management Report:**

1. The Management Report was presented to the Board.

**Committee Reports:**

**Landscape:**

1. Irene Martello – SECO will be removing the 21 trees in the front next month.
2. Also looking into trimming trees in common area. Will get bids for tree trimming. Irene to evaluate trees that need to be trimmed and will provide report to management.

**Architectural:**

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
  - a. 5/22 11 applications-11 approved
  - b. 6/12 12 applications-12 approved

**CC&R Violations:**

- Next Hearing meeting scheduled for July 9<sup>th</sup> @ 6pm.
- Upon review of violations ready for fining Irene Martello made a motion to impose fine of \$50 a day up to \$1,000 against the following homes (list attached) and to convert the outstanding fines to a specific assessment. Keon Evens seconded the motion which carried unanimously.

**Other Business:**

1. Gina reviewed the Weston Hills violation policy. Policy amended to charge administrative fee of \$125 for hearing notice. \$110 will be paid to Premier for handling the administrative process of the hearing notices and the \$15 balance will be recouped by association to cover the mailing costs. Upon review Irene Martello made a motion to approve the amended policy as presented. Keon Evens seconded the motion which carried unanimously. Policy was Signed and Approved and have been made part of these minutes.
2. Gina reviewed the gate strikes. Recommendation to charge \$500 for the gate arms being taken down and to charge \$1,000 for severe gate damage. Upon discussion Irene Martello made a motion to charge each gate hit with a \$500 fee to cover cost of repair and time to administer the matter. Jackie Risen seconded the motion which carried unanimously
3. Irene would like to purchase 8 signs for the front electronic gates informing residents not to climb gates. Board agreed.
4. Irene informed all about the new pool security guard, Miguel. Residents taking advantage of the guard's day off. Irene suggested extending hours of guard to every other week. N. Finch objected and suggested having guard present every day. It was decided to have guard on property 7 days a week. All agreed. In addition, guard will be on property 24 hours on July 3<sup>rd</sup> and 4<sup>th</sup>.
5. Irene asked to please alert her of a person riding a bike who continues to knock the game arms off.

**Open Floor for Homeowners:**

.Board and management responded to general questions from the members.

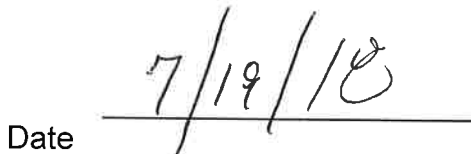
The next Board meeting is scheduled for Thursday, July 19th, 2018 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 8.00 PM and Keon Evens seconded the motion which carried unanimously.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary

  
Signature

  
Date