

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of July 19, 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.

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 June 21, 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 June 30, 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

Management Report:

1. The Management Report was presented to the Board.

Committee Reports:

Landscape:

1. 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.
2. The bush-hogger will be back. Lots of rain.

Architectural:

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
 - a. 6/26 12 applications-11 approved and 1 with Conditions
 - b. 7/10 11 applications-11 approved

CC&R Violations:

- 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. Motion to amend the fence panel repairs in the Architectural Rules and Regulations. Also added is that all fences must submit a survey. Motion made by Irene, Jackie seconded which carried unanimously.
2. Discussion on gazebo requests and how they are dangerous if not properly anchored. Motion made by Irene not to have gazebos in community. Seconded by Jackie, which carried unanimously.
3. Discussion about fences on perimeter. Can choose to have a 4" or 6" fence. Motion made by Jackie, Keon seconded, which carried unanimously.
4. Discussion on amending the age of children left unattended at the pool for safety and insurance. Pool sign to be made with amended ages. Irene added that the Insurance carrier reminded that all strollers/wagons must be placed in back of chairs. Motion made by Irene, seconded by Keon, which carried unanimously.
5. Irene spoke on a possible resolution to relieve back up at the entrance by having new residents have stickered by Weston Hills. Re-visit this issue at next meeting.
6. Irene announced that Mr. Softee ice cream is in the community on Tuesdays at 6:00 PM.

Open Floor for Homeowners

.Board and management responded to general Owan18 at the Weston Hills Clubhouse.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:18 PM and Keon Evens seconded the motion which carried unanimously.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary


Signature


Date