

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board Meeting Minutes of August 16, 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.

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 July 19, 2018 Board meeting minutes were reviewed. Upon review Irene Martello made a motion to approve as presented. Keon Evens seconded, and the motion which carried unanimously.

Treasurer's Report:

1. Management presented the financial report for the period ending July 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 actions on the files as listed on report. Keon Evens seconded the motion which carried unanimously.

Management Report:

1. The Management Report was presented to the Board.

Committee Reports:

Landscape:

Architectural:

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
 - a. 7/24/18 9 applications, 8 approved and 1 denied
 - b. 8/14/18 15 applications, 14 approved and 1 denied
3. Irene asked to be included in the ARB distribution.

CC&R Violations:

List presented to Board for advancement to hearing. Motion to move forward. Irene Martello made a motion and Keon Evens seconded the motion which carried unanimously.

Unfinished Business:

Irene Martello working with Envera to confirm gate strikes cost.

Other Business:

1. Motion to move forward with Arbor Tech to trim trees by Irene Martello, second by Keon Evens which carried unanimously.
2. Safety signs for front gate have been ordered and will be installed upon arrival.
3. D & O Insurance has been renewed.

4. Date for the community garage sale is set for Saturday, October 13th.
5. 2019 Budget Review set for September 20th, with an approval date of October 2nd. Notice to be sent to homeowners via postcard, with other important dates.
6. Discussion on window and sliding door installation. Improvements have to be in the harmony of the community and in the documents. Keon Evens explained that the documents remain in effect for 30 years and cannot be changed until that time.

Open Floor for Homeowners

Various homeowners had attended meeting with questions regarding the hearing & fining decisions.

15605BAY – Board approved removal of administrative fee for hearing notice.

15546BAY – Board denied waiving administrative fee for the tree stump. Irene Martello denied, Keon Evens seconded. Motion carried unanimously.

15809BAY – Board decided to allow 60 days to repair issues. Administrative fee remains. Irene Martello motioned and Keon Evens seconded. Motion carried unanimously.

15507BAY – Board decided to waive trash fine only if homeowner brings property into compliance. An ARB application needs to be submitted for trash enclosure.

15816AUG – Explanation on the administrative/certified fee. Board decided to give 14 days to bring all into compliance or the fine remains. The administrative fee remains. Irene Martello motioned and Keon Evens seconded.

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

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 8:51PM and Keon Evens seconded the motion which carried unanimously.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary


Signature _____

Date 9/20/18