

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board/Budget Meeting Minutes of September 20, 2018

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:31 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.

Angela Middleton 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 August 16, 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 August 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.

2019 Budget:

The 2019 budget was presented by Angela Middleton, Accounting Director. Keon Evens discussed the many renovations last year, as well as the added security and pool monitoring. Ms. Middleton suggested that the reserve study be modified in 2019. Should not be a cost for this service. Motion by Jackie Risen to approve 2019 budget, seconded by Keon Evens. Vote: Unanimous. 2019 Budget approved.

Management Report:

1. The Management Report was presented to the Board.

Committee Reports:

Landscape:

Irene mentioned that all is on track and added that Adam is doing a great job.

Architectural:

1. Pam Clark presented activity since last meeting:
2. 2 meetings since the last Board Meeting:
 - a. 8/28/18, 1 application submitted and approved.
 - b. 9/11/18, 6 applications, All approved.

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. Next hearing meeting to be held on October 22, 2018.

Unfinished Business:

None

Other Business:

1. Pool hours have changed. Hours are 9:00 AM – 7:00 PM.
2. Irene Martello reported that 70 trees have been trimmed. The walkway was damaged slightly.
3. Community garage sale is set for Saturday, October 13th. Hours of 8:00 AM – 2:00 PM.
4. Halloween Trick or Treating hours of 5:00 PM – 8:00 PM. Security Patrol has been secured for these hours.
5. Welcome Packet available at Premier office for new owners.
6. Bear has been spotted in the community. Please place all trash inside the garage. This information was posted on the Weston Hills website.
7. Irene Martello mentioned that residents are mowing their lawns and blowing their grass clippings onto the street. Please be vigilant to those being irresponsible. This can cause an issue with St. Johns River water system.

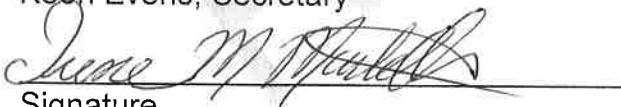
Open Floor for Homeowners:

1. Letter presented from resident at 2912 Wilshire to waive administrative fee. Board reviewed letter and request was denied.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:13 PM and Keon Evens seconded the motion which carried unanimously.

Prepared by Premier Association Management, managing Agent for:

Keon Evens, Secretary


Signature

Date 11/15/18