

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**April 25, 2019**

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 of the Board was established with the following Board members present: Irene Martello – President, and Vice-President – Jackie Risen. Keon Evens – Secretary/Treasurer was not present.

Marie Aguirre represented Premier Association Management Company. The notice for the meeting was posted in accordance to the Florida Statutes. Many homeowners were in attendance.

**Review and Approve Minutes:**

1. The minutes of the March 14, 2019 Board meeting were waived for approval until next meeting, May 16, 2019.
2. Treasurers Report: No new account to go to collections.

**Management Report:**

The Management Report was presented to the Board.

**Committee Reports:**

Landscape – Irene Martello reported that front walls can now be pressure washed since the trees have been removed and landscaping is complete.

Architectural – Pam Clark reported that there were 3 meetings- one on March 26 that had 13 applications, all approved; there was also a meeting on April 9 that had 7 applications, all approved; last meeting was on April 23 that had 4 applications and all were approved.

A list of 24 addresses is proposed for fining. Irene proposes that we send all 24, Jackie seconds and list is approved for 24 addresses to be sent to fining. Hearing Meeting is set for May 20, 2019.

**Unfinished Business:**

Final decisions on entrance monument are being completed for approval and work.

- Speed Bump at entrance  
Kasey Catherman -2601 Meadow Oaks Loop-complaint of damaged tire- homeowner provided photographs of tires. Irene Martello motioned that he produce an actual tire for inspection by an expert and then Board will make determination. Jackie Risen seconded and motion passed. Owner agreed to produce a tire for inspection.
- Swimming Lessons – Contract – swimming contract is of major concern since 19 non-residents would need to join in lessons in order to have the teacher at Weston. Marie Spoke to Board President at Fairways who did not have enough children for lessons to ask if we could use their pool and all our children could go there. Fairways is very happy to have the children there.
- 1550 Bay Vista – Mr. Morales – Mr. Morales has passed away and there is no other name on the deed. Management advises that a lien should be placed on the property despite the fact that the daughter is setting up payments. A lien is the appropriate action for a business to take while waiting for a settlement of the estate. Irene Martello makes a motion to approve lien process, Jackie Risen seconds.

**New Business:**

Fee Waiver Requests-

- Kasey Catherman -2601 Meadow Oaks Loop homeowner presented to the Board that he is hoping to reroof his home and then sell. He requested a fee waiver of \$1000. Jackie Risen motioned to waive fee, Irene Martello 2nded and motion is approved. Marie will explain to owner why the admin fees can't be waived.
- Deborah Soto - 16037 Bay Vista – received letter from owner but letter did not ask for a fee waiver. Board will hold on decision until owner send a more specific request.

- Mariam Colon - 15812 Autumn Glen- Homeowner present and provides written request for fee waiver of \$1000. Jackie Risen motions to approve a fee waiver, Irene Martello seconds and motion is approved.

Complaints:

- Deluca/Greimel – 16005 Bay Vista –received a letter from a guest visiting these homeowners as well as Mr. Greimel who lives with the homeowner. The letter stated that there was inappropriate hostile behavior from towing company towards the young people picking up the towed vehicle. Board advises that Board president will speak directly to Tow Company regarding the behavior and demand better behavior.
- Michelle Delaney- 2706 Brook Hollow Rd – receive a letter regarding flower pots. No response needed. Rules and regulations prohibits non decorative pots.

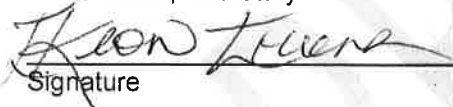
**Open Floor for Homeowners**

- Frank Kimmel – owner was present. He requested a fee waiver of \$1000. He stated that the work was completed right away after he received notification. He explained that he has replaced flowers in pots many times and that they have not survived. Now he has placed bulbs that will take time to bloom. Irene Martello motions to approve fine removal, Jackie Risen seconds the motion and motion is approved.
- Conrado Gomez -2841 Mayflower Loop – Mr. Gomez, who is not listed as the owner of the house was given the opportunity to speak since his wife the owner, was not present. Mr. Gomez had many complaints and began to point out issues with the community that needed to be addressed, but many homeowners present spoke up to express that he was uninformed and that if he had attended meeting that he would know that the issues he brought up were already addressed.

• Mr. Robert Kelly was present form, St. Moritz security to assist with the aggression and anger of the discussion.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 8:03 PM and Jackie Risen seconded the motion which carried unanimously.

Prepared by Premier Association Management, managing Agent for:  
Keon Evens, Secretary

  
Signature

  
Date