

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
July 18, 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 and Keon Evens – Secretary/Treasurer

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 June 20, 2019 Board meeting were read. Keon Evens made a motion to accept minutes, Jackie Risen 2nd and all approved.
2. Treasurers Report: No new accounts to go to collections. Accounts at collections for more than 60 days are being considered for suspension of amenities privileges. Board asks Marie to send letter to Alliance about continued slow response to homeowners in Weston Hills.

Management Report:

The Management Report was presented to the Board.

Committee Reports:

Landscape – The entrance Sign is almost finished.

Architectural – Pam Clark reported that there was a meeting- on June 25 that had 5 applications, all were approved. There was also a meeting on July 9 that had 5 applications, all approved.

The next fining committee date is August 12, 2019.

Unfinished Business:

Approval of the Fining List and Special Assessment list, and suspension of Amenity Access:
Irene Martello Made a motion to accept, Jackie Risen 2nd, all in favor to approve fining, suspension and special assessment conversion of fines.

Board voted to ask attorney to draft an amendment for vote regarding not allowing sex offenders in the community.

New Business:

- Projects for 2020 budget
Walking Trail, Mailbox replacement, re-strapping of chairs at pool, painting of the water feature, replace shed, replacing signage on the streets and community.
- Homeowner had a hole in the sidewalk, Water Company was called. They put camera in. Water Company said HOA was responsible. Received estimate for \$3067.00 to repair area with concrete. Board voted to approve this expenditure since it was an emergency. Jackie motioned, Keon seconded and all approved.

Owner Issues and Requests:

Extension Request -2833 Mayflower – Resident Ceiling fan caught on fire burned into attic. Asks for 3 months extension. - Jackie Risen motions to allow extension, Keon Evens, 2nd and all approved

Fine Waiver Request – 2706 Brook Hollow – Clifford Herman – board has been requesting compliance for 5 years since 2014. Board votes to not remove fines. Irene motions to keep fines, Keon 2^{nds}. Jackie obtains because of business connections. **Fine Stays**

Violation Appeal – 2803 Brook Hollow – Kurtis Dreger –Board votes to keep fines. No such rule about 20 Sq feet. Keon motions to keep fines, Jackie 2^{nds} and all approve. **Fine Stays.**

Fine Waiver Request – 16041 Bay Vista Drive – Matthew Wheatley – Board votes fees remain. Keon motions, Jackie 2nd, all approve. **Fine stays.**

Fine Waiver Request – 2830 Wilshire Rd – Yunfeng (Alan) Xiao –Board votes. ARB specifies lawn requirements. Even has no grass in areas. Jackie motions, Keon 2nds, all in favor. **Fine stays.**

Fine Waiver Request – 16037 Bay Vista Drive – Deborah Soto- Board votes – waive \$1300 (fine late fees and interest) Must pay \$125 by the end of August and complete work by August 18. Jackie motions, Keon seconds, all in favor. **Fine waived.** Mr. Carruthers of 15519 Bay vista paid in cash at meeting the \$125 AND \$15 IN CASH FOR HER TO PAY FOR DIRT TO MAKE CORRECTION.

Late Fee Waiver Request – 15634 Autumn Glen – Richard & Shantelle Rieves – Board votes to remove fees- Jackie motions, Keon 2nds and all in favor. **Fine waived.**

Fine Waiver Request – 15507 Bay Vista Dr – Najeh Rawashde – Vote votes to remove fees – Jackie motions, Keon 2nds and all in favor – **Fine Waived**

Alliance/Collection Misunderstanding -15817 Autumn Glen - Frances Bernheine – Account on hold as per Irene Martello's notes on the Hearing and fining Committee meeting minutes of July 15, 2019. She reached out to Alliance "George" to check on this account.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 8:19 PM and Jackie Risen seconded the motion which carried unanimously.

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



Signature



Date