

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
August 15, 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 July 18, 2019 Board meeting were read. Minutes will be approved at the next Board meeting because minutes need correction.
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.

Management Report:

The Management Report was presented to the Board.

Committee Reports:

Landscape – The entrance Sign is almost finished. Tile had to be replaced and lettering is almost complete. Adam is cleaning up wall and tile once sign is complete.

Architectural – Pam Clark reported that there was a meeting- on July 23 that had 8 applications, all were approved. There was also a meeting on Aug.13 that had 12 applications, all approved.

Unfinished Business:

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

Jackie Risen makes a motion to accept Premiers Management contract, Irene Martell 2^{nds}, all approve.

The next hearing committee date is September 9, 2019.

New Business:

Owner Issues and Requests:

- Waiver Request – 15628 Bay Vista Drive – Shanice Rowland
Ongoing issue for over a year. **No fee waiver** Jackie Risen motions, Keon Evens 2^{nds}, all approve
- Waiver Request – 15907 Bay Vista Drive – Laura Margaitis Account with Alliance. **No fee waiver.** Keon Evans motioned, Jackie Risen 2nd, all in favor.
- Owner question – 15646 Autumn Glen Ave – Beverly Monroe **Leave her Bush alone.** Irene Martello Motion, Jackie Risen 2nd, all in favor.
- Waiver Request – 15445 Bay Vista – Joseph Petitfrere **Fee waiver approved – All fees**
Jackie Risen motion to remove all fees, Irene Martello 2nd, all in favor.
- Waiver Request – 15924 Autumn Glen Ave. - Jose Sanchez One **fee waiver of \$125 (Fence) now, 2nd fee waiver of \$125 (lawn) Sept 12.** Irene Martello motion, Keon Evens, 2nd, all in favor.
- Waiver Request – 15841 Autumn Glen Ave – Ilan Borowski **No fee waiver.** Motion by Irene Martello, Jackie Risen 2nd, all in favor.

- Waiver Request – 2834 Wilshire Rd – Jorge and Lucy Carrillo - **Fee waiver approved** – waive \$1000. Irene Martello motions, Jackie Risen 2nds, all in favor.
- Waiver Request – 2634 Meadow Oaks Loop - Kayla Level (admin Asst. – Watson Realty) Nothing completed. **No fee waiver.** Irene Martello Motions, Jackie Risen 2nds, all in favor.
- Waiver Request – 15630 Autumn Glen Ave. – Albert "AJ" Hite Nothing has been done. **No fee waiver.** Irene Martello motioned, Jackie Risen 2nd, all in favor.

Irene will check with Adam with Land Art to make sure all common area mowing is getting completed properly.

Keon Evans will not be available for next meeting.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:34 PM and Jackie Risen seconded the motion which carried unanimously.

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


Signature

9-19-19
Date