

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
October 17, 2019

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 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 September 19, 2019 Board meetings were read. Keon Evens motion to approve minutes, Jackie Risen 2nd and all approved. **Motion Passed**

Treasurers Report: No new accounts to go to collections.

Management Report:

The Management Report was presented to the Board.

Committee Reports:

Landscape – Landscaper is removing all bushes in front of the wall, they are old and leaning on the wall. The wall will need minor repairs. The landscaper will also add more stones in the front. Parmley' Environmental services is not doing a very good job and we would like to switch back to Pest Patrol. Price for services is comparable.

Board asks manager to send cancellation notice to Parmley and forward signed approved estimates to Pest Patrol.

Architectural – Pam Clark reported that there was a meeting- on Sept 24 that had 5 applications, all were approved. There was also a meeting on October 8 that had 7 applications, all approved.

Board has asked that an email be sent out to all owner advising of Arc Tracker and it's availability.

Unfinished Business:

Approval of the Fining List and Special Assessment list, and suspension of Amenity Access: Irene Martello made a motion, Keon Evens 2nd, all approve. **Motion passed.**

The next hearing committee date is **November 11, 2019.**

New Business:

Owner Issues and Requests:

- Waiver Request – 16041 Bay vista Dr.. – **Approved with conditions**
Irene motions that owner replace door and provide receipt for Board and fees will be waived after work is completed and receipt is received, Keon 2nds and all in favor.
- Discuss and approve Red Rubber Mulch – **Approved with conditions**
Irene motions to accept Red or brown mulch colors only, Jackie seconds and all in favor.
- Waiver Request – 15543 Bay Vista – John Burns – **Approved with conditions**
Irene motions to have owner replace grass on left side within 30 days. After replacement, Board will waive \$1000. Jackie 2nds and all in favor.
- Request Payment Plan – 2740 Wilshire Rd. – Nixaliz Santiago – **Tabled for more information**
- Waiver Request – 2634 Meadow Oaks Loop –Angela Yao – **Not approved**
Irene motions, Jackie 2nds and all approve.
- Owner concern- 2810 Wilshire Rd. – Lori A. Raffé- **Yes, Approved**
Irene motions, Jackie 2nds, and all approve.
- Fee Waiver – 15902 Bay vista Dr. – **Approved with Conditions**
Irene motions to remove fees after payment of dues, removal of papaya tree to back yard, reset and power wash pavers in front, Jackie 2nds and all in favor.

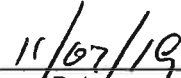
There being no further business to be brought before the Board, Irene Martello
Motioned to adjourn the meeting at 7:48 PM and Jackie Risen seconded the motion which carried unanimously.

Next meeting is Annual Membership Meeting, November 7, 2019 at 7:00 PM

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



Signature



Date

DRAFT