

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.  
**Organizational Meeting after Annual Meeting**  
**Board of Directors Meeting Minutes**  
**November 7, 2019**

The Weston Hills Homeowners Association Board of Directors meeting was called to order by Irene Martello at 6:43 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 and Gina Holbrook 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:**

The minutes of the October 7, 2019 Board meetings were read. Keon Evens motion to approve minutes, Jackie Risen 2<sup>nd</sup> and all approved. **Motion Passed**

Keon Evens proposes to keep all the **same positions for Board members as previous year**, Jackie Risen 2<sup>nd</sup> and all are in Favor. Irene Martello – President, and Vice-President – Jackie Risen and Keon Evens – secretary/treasurer.

**Treasurers Report:** Financials for September 30, 2019 were reviewed.

Jackie motioned to waive fees that are lower than \$5.00, Keon Evens seconded, all in favor.

**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. Next step is the south wall.

Architectural – Pam Clark was absent – there will only be one ARB in December because of the holiday Schedule.

**Unfinished Business:**

Approval of the Fining List and Special Assessment list, and suspension of Amenity Access: Jackie Risen made a motion, Irene Martello 2<sup>nd</sup>, all approve. **Motion passed.**

There were 133 gate hits in one year and 25 hits in the last month. Replacing the new speed bump is being considered.

The next hearing committee date is **December 16, 2019.**

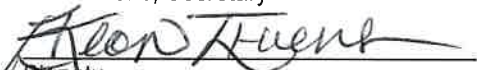
**New Business:**

- 2745 Brook Hollow Complaint about Barking Dog at 2752 Wilshire Road -**Board votes to send this to fining and then send to attorney for Eviction notice. Irene Martello motions, Jackie Risen 2<sup>nd</sup> and all in favor.**
- Present to Appeal Fine - 2839 Wilshire Road – **Board votes to give an extension until the end of November 2018. If completed will remove fines. Irene Martello motions, Jackie Risen 2<sup>nd</sup> and all in favor.**
- Discuss Violation – 15824 Bay Vista Drive- **Board requested ARC forms for both adding plants and repainting the brown drip edge. Allow until Dec. 15, 2019.**
- Removal from Fining list Request: 15530 Bay Vista Drive – **Board will put on hold account and not send to hearing since owner is repainting the fascia.**

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