

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.  
Board of Directors Meeting Minutes  
December 12, 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 Clark represented Premier Association Management Company. The notice for the meeting was posted in accordance to the Florida Statutes. Homeowners were in attendance.

**Review and Approve Minutes:**

The minutes of the November 7, 2019 Board meetings were read. Jackie Risen motion to approve minutes, Irene Martello seconded and all approved. **Motion Passed**

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

**Management Report:**

The Management Report was presented to the Board.

**Committee Reports:**

Landscape – Landscaper is adding stones out front. In 2020 he will begin on the south wall.

Architectural –Committee is using Arc Tracker and it is going very well according to Pam Clark. 19 submitted requests, 17 approved and 2 denied.

CCR- Board requests that owners involved with the basketball hoop incident be invited in writing to the next Board meeting.

**Unfinished Business:**

All Fining List and Special Assessment list, and suspension list of Amenity Access:  
Will be tabled for the month of December as well as inspections.

**New Business:**

- More mailbox estimates are requested.
- Wall estimate is very high, board requesting more estimates
- Add Lake county and Sheriff's office as additional insured in the associations policy.
- Board advised that they will have extra security for December 31 – 2 extra guards.

**Owner requests:**

- 15546 Bay vista Dr. – **Approved** Keon motions to waive \$1000 and late fee for this account. Must still pay the \$125, Jackie seconded and all approved.
- 2839 Wilshire Rd. –**Approved.** Irene motion to waive all fees, Jackie seconded and all approve
- 15805 Bay vista –**Denied.** Irene motion to deny fees waiver, Jackie seconded and all approve
- 2718 Brook Hollow – **Denied.** Irene motion to deny fees waiver, Jackie seconded and all approve
- 15547 Bay Vista - **Denied** Keon motions to deny fee waiver, Jackie seconded and all approved.

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:49 PM and Jackie Risen seconded the motion which carried unanimously.

Next meeting is Annual Membership Meeting, January 16, 2020 at 6:30 PM

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

  
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Signature

  
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Date