

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
January 16, 2020

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.

Two Guests were present:

- Valerie Williams from Alliance
Valerie presented overview of all accounts in collections. Valerie advised board to move forward with foreclosure and liens on 3 properties listed in yellow. Jacki Risen motion to move forward with foreclosure, Keon evens seconded and all were in favor.
- Scot Barry and Akini Blood from St Moritz Security Services
Mr. Barry and Mr. Blood discussed with the Board previous issues with services at Weston Hills. They advised the Board that they would need to increase pay for services so that they could guarantee better services and better attendance from individuals servicing the community.

Review and Approve Minutes:

The minutes of the December 12, 2019 Board meetings were read. Keon Evens motion to approve minutes, Jackie Risen seconded and all approved. **Motion Passed**

Treasurers Report: Financials for December 31, 2019 were reviewed.

Management Report:

The Management Report was presented to the Board.

Committee Reports:

Landscape – Landscaper is adding grass out front.

Architectural –Committee is using Arc Tracker and it is going very well according to Pam Clark. 23 forms submitted, 16 approved and 2 denied and 5 pending.

Owner involved the basketball hoop incident did not attend the meeting. Board advises that the McGaheran's, 15554 Bay Vista, should receive a 60 day suspension of amenities. Board advises that a decision regarding the basketball goals needs to be made for next meeting.

Irene is getting bids on cameras at Basketball courts. Board recommends to suspend amenities for the

Unfinished Business:

Jackie Risen motioned to approve the list for those going to fining, those for suspension of amenities and the list to convert fines to assessments. Keon Evens seconds and all approve.

New Business:

- Attorney for the Community sent an amendment for the Board to review. If the Board approves then it should be sent to the community. Keon Evens motions to approve amendment and move forward, Jackie Risen seconds and all approve.

Owner requests:


- 15800 Autumn Glen. – **Approved** Keon motions to waive \$3000 in fines, late fees and interest for this account. Must still pay the \$125, and attorney fees. 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


Signature


Date

APPROVED