

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

**Call to Order/ Establish Quorum/ Proof of Notice**

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 – Keon Evens – secretary/treasurer.

Ryan Kerlin represented Premier Association Management Company. The notice for the meeting was posted in accordance to the Florida Statutes. Homeowners were in attendance.

**Review & Approval of Meeting Minutes**

–Minutes of 06.18.20 were reviewed. Minutes need correcting per Board instructions and will be approved at next meeting.

**Treasurer's Report:**

- Review Financial Report - June, 2020 – Ryan went over the financial report.
- Review Delinquency list
- Collections – Alliance report

**Committee Reports:**

- Landscape – Irene Martello – Land Art Landscaping is working hard. Residents were advised to report landscape issues that they see to the Board and/or management. Land Art service day is Thursday.
- Architectural – Pam Clark reported that since the last meeting the ARC approved 14 applications.
- CC&R – report was provided to the Board

**Unfinished Business:**

- Owners Oak Trees & Sidewalk Damage – Irene Martello provided an update. Sidewalk repairs were completed. Board awaiting attorney response if owners will have to remove their oak tree if their tree uproots sidewalk after HOA repaired.
- Mailbox Replacement estimates – Irene Martello – Mailboxes are leaking in sections. Mailboxes are due for replacement. USPS is not responsible for mailboxes maintenance and replacement. Board reviewed two proposals. Cost to replace and install will be around \$30K - \$40k.

**Management Report:** the community is doing well overall. Both manager, Ryan and Marie will inspect the community.

**New Business:**

- **New Company for Pool Area** – Infinity Protections was hired to assist with enforcing CDC guidelines at the pool.

**Owner Issues or Requests:**

- **2853 Mayflower Loop** – Fee waiver. Board already approved.
- **15429 Bay Vista** – Fee waiver. Board agreed if owner has grass in order in 30 days fee will be waived. If not, \$1000 fine will be imposed.
- **15617 Autumn Glen Ave** – Fine Waiver. Board approved to waive fine if owner cures violation in 14 days.

**Open Floor for Owner Issues or Request:**

- Doggie stations are stationed in common areas.
- Resident asked about receiving attorney letters. Resident was asked to go back to the attorney to resolve.
- Weston Hills has 28 active COVID – 19 cases.
- The Board advised residents that they took the advice of the HOAs Attorneys, CDC guidelines, and Insurance Agent on how to open the pool safely for Residents health and with no risk of Liability to the HOA. Residents are to sign a waiver, sanitize hands (before entering), and social distance when using the pool. Pool hours are 11 am – 5 pm. Playground and Basketball courts will remain closed.
- Extra staff at pool to police safety/health for Residents. Only Residents are allowed to use pool.
- Board is waiting for number of COVID cases to decline to revisit amenities operating procedures.

**Adjournment:**

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:24 PM Keon Evens seconded the motion which carried unanimously. Prepared by Premier Association Management, managing Agent for:  
Keon Evens, Secretary

Keon Lee  
Signature

8/20/20  
Date

Next Meeting: TBD

APPROVED