

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
September 17, 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 6:35 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 – Ricardo Mesorana – 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 & Approval of Meeting Minutes

–Minutes of 06.18.20 (corrected) and 08.20.20 were reviewed. Keon motioned to accept minutes, Ricardo 2nd and motion passed.

Treasurer's Report:

- Review Financial Report – August 2020 – Marie went over the financial report.
- Review Delinquency list
- Collections – Alliance report

Committee Reports:

- Landscape – Irene Martello – Landscape Company is on top of things. If you see something that needs attention, please report it.
- Architectural – Pam Clark reported that since the last meeting the ARC approved 17 applications out of 17 applications submitted. The Haring meeting will be October 12, 2020.

** The ARC committee is proposing a limitation in the number of pots that owners can have in their yards because it's getting very cluttered looking. Keon motioned that owners may not have more than 5 pots in their yard, but if they feel they need more than can request through the ARC process. Ricardo 2nd and all were in favor.

- CC&R – report was provided to the Board – major issue continues to be landscaping. We have a new violation system that had some glitches this week but we are working through it.

Unfinished Business:

- Approval of Fining List and Special Assessment List
Irene motioned to accept all listed for fining and hearing, Keon seconded and all in favor.
- New Mail Boxes installed -9/24~~25~~ Dumpster for Pickup
Board advised owners that new mail boxes will be installed – mail will be postponed by September 23. Owners must pick up mail at post office.
- Mail Key Distribution – Late afternoon date through early evening
Once post office provides information about boxes and owners list, Premier will be on property in the afternoon and evening on a scheduled day to provide keys for owners.
- Golf Cart Repair – golf cart needed repair for a total of \$885.

Management Report: Marie will continue to manage the community. Finally have the new Ipad inspection system that follows the manager through the community.

Hearing and Fining is Scheduled for October 12, 2020

New Business:

- Walking Trail Repairs/Improvements postponed to 2021
- Sprinkler system Repair –Full sprinkler system repair and upgrade has been completed.
- Halloween- For safety reasons regarding COVID, the board suggest that trick or treating be cancelled in the community. Keon motions to accept a cancellation this year, Ricardo seconds and all in favor.
- Yard Sale – For safety reasons and not wanting to sponsor an event by the Association during COVID, Ricardo motions to cancel the yard sale until later in the year if at all, Keon seconded and all were in favor. (insurance was down \$500 this year because COVID protocol was followed)

Owner Issues or Requests:

- **15601 Autumn Glen – Maxine Whitley** - owner was not present – issue tabled.
- **2834 Wilshire Rd.** – Jorge E. Carrillo and Lucy L Gonzalez – Fee waiver The Board has approved many waivers in the past. Irene motion not to approve this waiver, Keon 2nds, all agree not to approve.

Open Floor to Homeowners:

- Reid Loveland pointed out that last week when there was a Labor Day holiday some people left their trash out an extra 24 hrs because they did not know the trash schedule. This caused an issue with the bears in the community. He suggested maybe looking into a marquee sign for the exit to flash important information.

Adjournment:

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at **8:02 PM** Keon Evens seconded the motion which carried unanimously.

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


Signature


Date

Next Meeting: Budget Meeting October 15, 2020 at 6:30 pm, at the Clubhouse.