

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**December 10, 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 6:30 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 – 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 10.21.20 were reviewed. Keon motioned to accept minutes, Ricardo 2<sup>nd</sup> and motion passed.

**Treasurer's Report:**

- Review Financial Report – November 2020 – Marie went over the financial report.
- Review Delinquency list

**Committee Reports:**

- Landscape – Irene Martello –Lots of work has to be completed on the sprinkler system and the electrical system at pool and cabana. In 2021 we will work on walking trail.
- Architectural – Pam Clark reported that since the last meeting the ARC approved 16 applications. 11 were approved, 1 was denied and 1 is still waiting.
- CC&R – report was provided to the Board –

**Management Report:** Marie reported that Irene had tripped on a lifted sidewalk and that the association is going to pay for he broken glasses. She had a terrible bruised and swollen eye. There is a problem with the continual damage from homeowner tree roots breaking and lifting the concrete. This is a project that will be addressed in January of 2021 and homeowners will be held responsible for damages and required to remove trees.

**Unfinished Business:**

- Approval of Fining List and Special Assessment List- There is a long list for hearing and fining. Irene motioned to approve list, Keon 2<sup>nd</sup> and all approved.

**New Business:**

- 2 new wells had to be dug.
- Brand new sprinkler system was installed
- New Electrical boxes at the pool and cabana were installed.
- Attorney will address all the trees that need to be removed and damaged caused.

**Open Floor to Homeowners:**

- 2838 Mayflower Loop has a fee waiver – Keon motions to waive, Ricardo 2<sup>nd</sup> and all were in favor. **Motion Passed**
- 15701 Bay vista Fee waiver request- they pressure washed pool cage and fence. Keon motions to waive fee, Ricardo 2<sup>nd</sup> and all were in favor. Motion approved.

Irene advises that Association will donate \$200 to 6 year old Sofia that was in a car accident that lives in Orange Tree. There will be a parade by law enforcement and emergency responders for her on December 20.

Irene also advises that Santa and his elf will visit Weston Hills in December and will drop gifts off at the end of driveways for young children.

**Adjournment:**

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at **7:37 PM** Keon Evens seconded the motion which carried unanimously.

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

  
Signature

  
Date

**Next Meeting: January 14, 2021 at 6:30 pm, at the Clubhouse.**