

**WESTON HILLS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**January 21, 2021**

**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 12.10.20 were reviewed. Keon motioned to accept minutes, Irene 2<sup>nd</sup> and motion passed.

**Treasurer's Report:**

- Review Financial Report – December 2020 – Marie went over the financial report.
- Review Delinquency list – Board would like to meet again with Alliance in February.

**Committee Reports:**

- Landscape – Irene Martello –work on the walking trail and all the areas in the back will begin in February.
- Architectural – Pam Clark reported that since the last meeting (December 10- January 21<sup>st</sup>) the ARC received 25 forms. 3 pending, 2 cancelled, 1 denied, 1 waiting on more info and 18 approved.
- 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 her 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, Ricardo 2<sup>nd</sup> and all approved.
- Conversion of fines to assessment from last hearing – Keon Motions, Ricardo 2<sup>nds</sup> and all are in favor.

**New Business:**

- Sprinkler System Repairs - still ongoing
- New Sidewalk repairs- Board members will walk the community and identify issues
- Repairs at Basketball courts and Walking Trail – work begins in February
- Entrance Asphalt Estimates– will send an eblast to community when work will commence - Irene motions to approve bid from Paving America for \$8,833.00. Ricardo Seconds, all in favor. Motion passes.
- Ratify – Fining Committee can only provide a 7-day extension- Board give instructions for Fining Committee
- Review Collection Policy – Board certifies approval of current collections policy.

**Owner Issues or Request:**

- **Fine Waiver Request – 2634 Meadow Oaks Loop -Denied**
- **Fine Waiver Request – 15550 Bay Vista Drive– Board Approves – Irene motions to approve, Keon 2<sup>nds</sup> and all are in favor. Motion passes.**
- **Fine Waiver Request – 2635 Meadow Oaks Loop – son came to meeting. Hold against late fees and interest. Ongoing language barrier. Will allow extension until April 1, 2021.**
- **Gate Strike Fee Waiver Request – 15821 Bay Vista Drive – Board will investigate further. Keon will review video.**

**Open Floor for Homeowners:**

**Adjournment:**

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at **7:25 PM** Keon Evens seconded the motion which carried unanimously.

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

  
Signature

  
Date

**Next Meeting: (Calendar Conflict for Management – Need) February 11, 2021 at 6:30 PM, at the Clubhouse**

**Meetings Conducted with Robert's Rules of Order**