

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
April 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.

Meetings are being recorded by the Board and well as an owner who has noticed the attendees.

Review & Approval of Meeting Minutes

–Minutes of 03.18.21 were reviewed. **Keon motioned to accept minutes, Ricardo 2nd and motion passed.**

Treasurer's Report:

- Review Financial Report – March 2021 – Marie went over the financial report.
- Review Delinquency list –report was presented.
- Collections – **Schedule a meeting with Alliance for May with Board.**

Committee Reports:

- Landscape – Irene Martello –work on the walking trail will start in May.
- Architectural – Pam Clark reported that since the last meeting the ARC received 28 forms 22 approved, 2 denied, 1 cancelled and 1 pending. 2 others submitted but committee is waiting on more information.
- CC&R – report was provided to the Board – All bad lawns received a courtesy letter, will need escalation in May.

Management Report:

- Marie went over several of the latest issues – Yards in need of attention notices have been sent to all lawn issues

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 2nd and all approved. Motion Passed.**
- Conversion of fines to assessment from last hearing – **Irene motioned to approve list, Keon 2nd and all approved. Motioned Passed.**

New Business:

- Walking Trail – Will open in next month once we have CDC recommendations
- Security for Pool – same as previous years – has been going well
- Easter Event for Kids- parade was a big hit. The children loved it.
- Sign documents for 16025 Bay Vista – Fencing around association equipment. \$200 reimbursement to owner for access gate open to association – signed and agreed to at the meeting.
- Drone Rules – The Board wants to add rules to the rules and regulations about drone usage in the community. **Ricardo motions to send to attorney for drafting of the rule, Keon 2nd and all approved. Motion Passes.**
- Premier Contract Renewal – Board wants to table the discussion and signing of the contract until there is a new manager in place.

Owner Issues or Request:

- Fine Waiver Request from – 15412 Bay Vista – Issue has been corrected. **Keon motions to remove fine of \$1000, Ricardo 2nd. All in favor. Motion Passes.**
- Fine Waiver - 2635 Meadow Oaks Loop – Board agrees to waive \$1000 if owner agrees to replace sod or get written agreement in closing from new owner to replace sod within 30 day of closing on house. \$250 in admin fees can't be waived. Owner must pay.
- 15605 Bay Vista – Fee will be removed once owner installs plants like he promised committee. Manager will communicate this to owner.

Open Floor for Homeowners:

Adjournment:

There being no further business to be brought before the Board, Irene Martello Motioned to adjourn the meeting at 7:10 PM Keon Evens seconded the motion which carried unanimously.

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


Signature


Date

Next Meeting: May 20, 2021 at 6:30 PM, at the Clubhouse

Meetings Conducted with Robert's Rules of Order