

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
1795 East Highway 50, Suite A
Clermont, Fl. 34711

Subject: Board of Director's Meeting
Meeting Date: Thursday, June 16, 2022
Meeting Location: Weston Hills Community Clubhouse
15627 Bay Vista Drive
Clermont, Fl. 34714

MINUTES

Meeting Called to Order: President Ricardo Mesorana called the meeting to order at 6:31 p.m.

Quorum of the Board was established: President Ricardo Mesorana, Vice President John Phillips and Keon Even (Secretary/Treasurer) were in attendance. Also, present was Community Association Manager Tracie Black, LCAM, with Premier Association Management.

Proof of Notice: 48-hour notice was posted in advance in accordance to Florida State Statues.

Approval of past meeting minutes: A motion was made by Ricardo Mesorana seconded by John Phillips "to approve the minutes of May 19, 2022 as presented." All in favor, motion carries.

Treasurer Report: Management reviewed the financials & delinquency list and well as the collection report.

- 1) A motion was made by Keon Evens seconded by Ricardo Mesorana "to approve the waiver of \$1000.00 fine assessed to account #WES10907." All in favor, motion carries.

Committee Reports:

- 1) Landscape – Ricardo Mesorana stated that the annuals were replaced as well as pressure washing to the sidewalks and front entrance. There will be upgrades to the front entry in July 2022.
- 2) Architectural – Pam Clark stated that there were 10 ARB forms submitted with 7 approved, 1 denied, 1 cancelled and 1 pending.
- 3) CC&R – Tracie Black, Premier Management, said that the violations list has been attached to the Board packages for later review.
- 4) Fining List – A motion was made by Ricardo Mesorana seconded by Keon Evens "to send the properties receiving the required amount of previous letters onto the Fining committee. Nancy Finch has been added to the Fining committee as the third member." All in favor, motion carries.

Old Business:

- 1) Renting Clubhouse – A motion was made by John Phillips seconded by Keon Evens “to deny the July 4th clubhouse rental request”. There will be NO HOLIDAY rentals of the clubhouse.

Ricardo Mesorana reported that he spoke with the security company and they are willing to handle the inspections before and after parties. The Board discussed that the security company will be required to be in attendance at all parties moving forward, costing each party an additional \$20 per hour.

There is a \$150 security deposit, \$100 fee for clubhouse & cabana, and an 8 person or above requirement requires a party reservation form.

The clubhouse form will be updated.

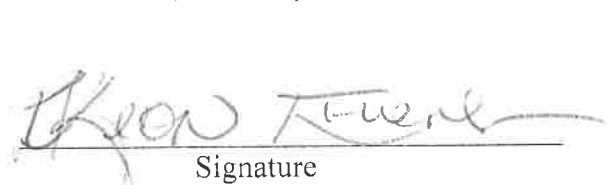
New Business:

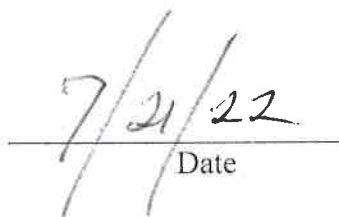
- Spectrum use agreement – A motion was made by Keon Evens seconded Ricardo Mesorana “to approve the spectrum use agreement” Vote 2-1 with John Phillips voting no.

Adjournment:

There being no further business to be brought before the Board, Ricardo Mesorana moved to adjourn the meeting at 8:03 pm. seconded the motion by John Phillips. The motion carried unanimously.

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


Signature


Date

Next Meeting July 21, 2022 at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert’s Rules of Order