

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

Subject: Board of Director's Meeting
Meeting Date: Thursday, January 19, 2022
Meeting Location: Weston Hills Community Clubhouse
15627 Bay Vista Drive
Clermont, Fl. 34714

MINUTES

Meeting Called to Order: President Keon Evens called the meeting to order at 6:33 p.m.

Quorum of the Board was established: President Keon Evens, Vice President Ricardo Mesorana 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 Keon Evens seconded by Ricardo Mesorana "to approve the minutes of December 15, 2022 as presented." All in favor, motion carries.

Board member resignation & Appointment

Keon Evens explained that John Phillips has submitted his resignation from the Board. Mr. Evens Thanked Mr. Phillips for his service to the community.

A motion was made by Keon Evens seconded by Ricardo Mesorana "to move Irene Martello from the committee to the Board or Directors." All in favor, motion carries.

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

- A motion was made by Keon Evens seconded by Irene Martello "to remove late fees and interest applied to account #WES10826." All in favor, motion carries.
- The waiver request made by Account #WES35485 was denied.

Committee Reports:

- 1) Landscape – Keon Evens stated that Land Art took out the dead bushes and installed new Annuals at the front entrance.
A motion was made by Keon Evens seconded by Irene Martello " to hold on repairing / replacing the pool furniture for now." All in favor, motion carries.
- 2) Architectural – Pam Clark stated that there were 12 ARB forms submitted with 9 approved, two (2) cancelled, and one (1) awaiting more information.

- 3) CC&R – Tracie Black, Premier Management, said that the violations list has been attached to the Board packages for later review.
- 1) Fining List – A motion was made by Keon Evens seconded by Irene Martello “to send the properties receiving the required number of previous letters onto the Fining committee. All in favor, motion carries.

Old Business:

- 1) Golf Cart - A motion was made by Irene Martello seconded by Keon Evens “ to approve the repair quote for \$1756.94.” All in favor, motion carries.

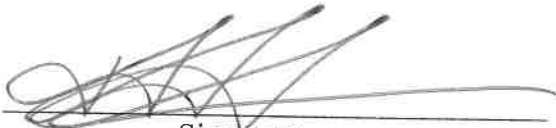
New Business:

- 1) Playground refurbishment – Mr. Evens stated that the HOA will be working to refurbish the playground within Weston Hills in 2023.
- 2) Dead Palm (pool area) – A dead palm tree within the pool area was removed for \$1495.00.
- 3) Yard Sale – The Yard sale for Weston Hills will be held on March 18, 2023.

Adjournment:

There being no further business to be brought before the Board, Keon Evens moved to adjourn the meeting at 7:26 p.m., seconded the motion by Irene Martello. The motion carried unanimously.

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


Signature


Date

Next Meeting February 16, 2023, at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert’s Rules of Order