

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

Subject: Board of Director's Meeting  
Meeting Date: Thursday, February 16, 2023  
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 6:38 p.m.

**Quorum of the Board was established:** President Keon Evens, Vice President Irene Martello, and Secretary / Treasurer 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 January 19, 2023 as presented." 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 #WES31677, \$10 notification fee is not to be waived." All in favor, motion carries.

**Committee Reports:**

- 1) Landscape – Keon Evens stated that Land Art took out the dead palm tree down that was in the pool area and will be trimming the crape myrtles next week.
- 2) Architectural – Pam Clark stated that there were 14 ARB forms submitted with 13 approved, one (1) resident was requesting a new front door color.
- 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) Sidewalk & curbing – This project has been completed and Jack, Masonry Works, did a great job. There were 70 locations ground and 28 sections replaced.
- 2) Asphalt paving – The new asphalt at the front was laid today, February 16<sup>th</sup>.
- 3) Golf Cart – The golf cart has been returned and is now up and running.
- 4) Charging post for electric cars - The Board stated that specific guidelines need to be put in place for the charging of electric cars. The charging post cannot be installed outside the garage.

**New Business:**

- 1) Front gate Loop replacement – The Loop replacement was completed, wires laid and sealed. Envera will tie the loop into the call box.
- 2) Spring Cleaning Notification – A spring cleaning reminder letter will be eblasted the end of February giving residents until April 15<sup>th</sup> to complete normal maintenance including: Pressure washing driveway & home , weeding flower beds, trim hedges , and handle sod issues.
- 3) Pool Repairs – There were numerous repairs that were needed in the pool area totaling \$2825.00.

Reminder: The community garage sale 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 7:37 p.m., seconded the motion by Ricardo Mesorana . The motion carried unanimously.

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

  
Signature RICARDO MESORANA      3/16/23  
Date

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