

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

Subject: Board of Director's Meeting
Meeting Date: Thursday, December 15, 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 6:30 p.m.

Quorum of the Board was established: President Keon Evens, Vice President Ricardo Mesorana and John Phillips (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 Keon Evens seconded by John Phillips "to approve the minutes of November 17, 2022 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 Ricardo Mesorana "to remove late fees and interest applied to account # WES35728 applied after the \$125 Fining fee posted." All in favor, motion carries.

Committee Reports:

- 1) Landscape – Poinsettias and Holiday lights were installed as well as bushes trimmed.
- 2) Architectural – Pam Clark stated that there were 19 ARB forms submitted with 18 approved, 1 denied in October. Three (3) applications were approved and one (1) denied in November.
- 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 Ricardo Mesorana "to send the properties receiving the required amount of previous letters onto the Fining committee.

Old Business:

- 1) Sidewalk Quotes – A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve the quote received by Masonry Works, Jack, in the amount of \$18,525.” All in favor, motion carries.
- 2) Surge protection & front cameras – Keon Evens stated that the quality of cameras at the entrance is poor. Julian, American Knight, will be quoting new cameras with upgraded coverage.
- 3) Loop Replacement – Keon Evens stated that the loop was replaced at the front entrance.


New Business:

- 1) Paving – Front entrance – A motion was made by Keon Evens seconded by Ricardo Mesorana “ to approve the proposal submitted by ACPLM pending clarification on the total amount due.” All in favor, motion carries.
- 2) Golf Cart Charger – After research it appears the charger is fine but the battery is dead. It should be operational on Monday but if a further issue pops up a proposal will be submitted for approval.
- 3) Gaps in Brick wall – There are some issues with the brick wall, companies to submit quotes is being worked on.
- 4) Future of gate clickers – Keon Evens stated that the community used to be able to use gate clickers. The Board is working with the gate company in order to reactivate the use of gate clickers.
- 5) Committee Liaisons for the BOD – A motion was made by Keon Evens seconded by Ricardo Mesorana “ to appoint Irene Martello and Pam Clark to a committee which will be liaisons to the BOD.” All in favor, motion carries.

Adjournment:

There being no further business to be brought before the Board, Ricardo Mesorana moved to adjourn the meeting seconded the motion by Keon Evens . The motion carried unanimously.

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



Signature



Date

Next Meeting January 19, 2023 at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert’s Rules of Order