

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

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

**Quorum of the Board was established:** President Keon Evens, Vice President Irene Martello (Via phone), 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 Irene Martello seconded by Ricardo Mesorana "to approve the minutes of February 16, 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 #WES11098, \$10 notification fee is not to be waived." All in favor, motion carries.

**Committee Reports:**

- 1) Landscape – Keon Evens stated that the fence between Weston Hills and Mission Park has been pressure washed. The hedges are supposed to have been trimmed today (3-16-23).
- 2) Architectural – Pam Clark stated that there were 11 ARB forms submitted with 8 approved, two (2) were cancelled, and one (1) where more information is needed.
- 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 Irene Martello seconded by Keon Evens "to send the properties receiving the required number of previous letters onto the Fining committee. All in favor, motion carries. The meeting will be held on April 10, 2023

**Old Business:**

- 1) Surge protection for Clubhouse – Thank you to John Phillips for getting the quotes for surge protection and electrical repairs for the shed. A quote from Mister Sparky was approved for \$5897.25 and the work was completed.
- 2) Brick Wall repairs – A motion was made by Keon Evens seconded by Ricardo Mesorana “ to approve the quote from McDonalds Brick & Block Masonry to repair the brick wall for \$4,600.” All in favor, motion carries.

**New Business:**

- 1) Exit Swing gate motors – The Board reported that the exit gates will stay open until the new motors arrive and are installed. A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve the new gate operators for \$7,973.64.” All in favor, motion carries.
- 2) Playground Refurbishment – Tabled until April so we can receive additional bids. The initial estimate from Playground Guardian was approx. \$33,000.
- 3) Electrical repairs to shed – Discussed under surge protection for Clubhouse
- 4) Front gate cameras – A motion was made by Keon Evens seconded by Ricardo Mesorana “ to approve the camera replacement / upgrade quote for \$14,626.19.” All in favor, motion carries.
- 5) RV’s and Trailers in the community – The Board stated that a few homeowners have been bringing in trailers or rv’s to load and unload , being on property for less than 24 hours. Sadly, issues have occurred so residents can no longer park their trailers and/or RVs in the street and leave them overnight, they can also not receive no tow tags.

**Adjournment:**

There being no further business to be brought before the Board, Ricardo Mesorana moved to adjourn the meeting at 8:01 p.m., seconded the motion by Keon Evens. The motion carried unanimously.

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

  
Signature **RICARDO MESORANA**

  
Date

Next Meeting April 20, 2023, at 6:30 PM, at the Community Clubhouse  
Meetings Conducted with Robert’s Rules of Order