

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

Subject: Board of Director's Meeting
Meeting Date: Thursday, July 13, 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 6:32 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 May 18, 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 deny amenity access to all residents 90 days in the arrears on assessments. All in favor, motion carries.

Committee Reports:

- 1) Landscape – Irene Martello stated That there is a \$7400 repair needed to the walking trail as the area is not level.
- 2) Architectural – Pam Clark stated that there were 52 ARB forms submitted with 48 being approved, 2 cancelled, 1 not voted on yet and 1 denied.
- 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.

Old Business:

- 1) Playground refurbishment – Colors have been picked today and the job should start in the Fall.

- 2) Front area cameras – Completed
- 3) Walking Trail Repair – Handled under Landscape report.
- 4) Sticker Drive – Tomorrow from 1 p.m. – 8 p.m. residents will be able to purchase gate stickers at the clubhouse.

New Business:

- 1) Exit Gate Arms – The front gate will be switching to One (1) speed arm, instead of the two currently used.

Additional updates:

None

Adjournment:

There being no further business to be brought before the Board, Irene Martello 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~~ *President*



Signature

8/17/23

Date

RICARDO MESORANA, Secretary

Next Meeting August 17, 2023, at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert's Rules of Order