

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

Subject: Board of Director's Meeting  
Meeting Date: Thursday, April 20, 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 Keon Evens seconded by Ricardo Mesorana "to approve the minutes of March 16, 2023 as presented." All in favor, motion carries.

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

**Committee Reports:**

- 1) Landscape – The Board stated that debris was thrown over the fence by a homeowner which broke irrigation heads, the bill will be forwarded directly to the homeowner who caused the damage.
- 2) Architectural – Pam Clark stated that there were 12 ARB forms submitted with all approved.
- 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) Brick Wall repairs – The brick wall repairs are tentatively scheduled for May 13<sup>th</sup> or possible May 6<sup>th</sup>.
- 2) Spring clean – up – Numerous letters were mailed to owners during the last drive thru.

- 3) Playground refurbishment – Discussion was held regarding the companies that do playground refurbishment. Sadly, most companies do replacements, not refurbishment. A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve the playground company to handle the refurbishment of the playground.” All in favor, motion carries.
- 4) Front area cameras – The new cameras have been ordered and will be installed within two weeks.

**New Business:**

- 1) Pool security – A motion was made by Keon Evens seconded by Irene Martello “to sign a contract with Secure Guard Solutions for pool security during the summer.” Hours will be 11 a.m. – 7 p.m. Irene Martello will speak with the owner of Secure Guard Solutions to clear up a few issues noted last year.
- 2) New gate Arms – The new arms have been ordered and installed by American Knight.
- 3) Exit Gate Loops – Irene Martello reported that the HOA doesn’t need new loops, sensors have been installed that detects motorcycles, low cars, and high cars.
- 4) Common Area Mulch – A motion was made by Keon Evens seconded by Irene Martello “to approve the quote submitted by Land Art to install new mulch.” All in favor, motion carries.
- 5) New Collection Company – After a brief conversation, A motion was made by Keon Evens seconded by Ricardo Mesorana “to forward all new collections to Association Resources.” All in favor, motion carries.

**Adjournment:**

There being no further business to be brought before the Board, Keon Evens moved to adjourn the meeting at 7:52 p.m., seconded the motion by Ricardo Mesorana. The motion carried unanimously.

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

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Signature

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Date

Next Meeting May 18, 2023, at 6:30 PM, at the Community Clubhouse  
Meetings Conducted with Robert’s Rules of Order