

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

Subject: Board of Director's Meeting  
Meeting Date: Thursday, May 18, 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 (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 Keon Evens "to approve the minutes of April 20, 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 – Irene Martello stated that mulch installation has begun and should be completed by the weekend. Irene also let the community know that on the south side of the community, heading to Publix, 3 panels of the PVC fence has been bent by kids cutting through the area. It will cost \$750 to complete the repair.
- 2) Architectural – Pam Clark stated that there were 11 ARB forms submitted with 10 being approved 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 – After trying to contact a requested company 10-15 times with no response, the Board will be moving forward with Guardian to get the playground refurbished. The cost is approx. \$30,000.

- 2) Brick wall repair – The repair has been completed.
- 3) Front area cameras – The new cameras have been installed, waiting on the server and recorders arrival.
- 4) Pressure washing at Clubhouse – The pressure washing has been completed.

**New Business:**

- 1) Bathroom key with guard – Irene Martello explained that the bathroom key will be held by the security guard and residents will need to request the key and then bring it back to be allowed access to the community bathrooms in order to cut down damages to the area.
- 2) Internet at the clubhouse – Pam Clark waited for Spectrum to repair the internet three different times, should be back up and working currently.
- 3) Flags on May 26<sup>th</sup> – Irene Martello said flags will go up Friday. Past Board member John Phillips will put the flags up, the Board Thanked him.
- 4) Sticker drive in June – Irene stated that there will be a sticker drive in June, tentatively on the 20<sup>th</sup>.
- 5) Vendor for Black bags – The Board stated that after the hail storm, the garbage company is not taking black bags. You must use the paper bags.

**Additional updates:**

The security guard for the clubhouse area starts on the 25<sup>th</sup>

Ricardo Mesorana installed new soccer nets and basketball nets. The extra net left over is in the camera room.

**Adjournment:**

There being no further business to be brought before the Board, Irene Martello moved to adjourn the meeting at 7:33 p.m., seconded the motion by Keon Evens. 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