

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

Subject: Board of Director's Meeting
Meeting Date: Thursday, September 21, 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 6:31 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 Irene Martello seconded by Keon Evens "to approve the minutes of August 17, 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 the walking trail will start being worked on this week.
- 2) Architectural – Pam Clark stated that there were 22 ARB forms submitted with 20 being approved and two left on submitted currently.
- 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 Irene Martello "to send the properties receiving the required number of previous letters onto the Fining committee. All in favor, motion carries.

Old Business:
None

New Business:

- 1) Yard Sale – The Community Yard Sale will be held on October 14, 2023.
- 2) Shed repaint & repair – Job completed
- 3) Budget & Annual Meeting – The Meeting will be held on November 30, 2023.
- 4) Security Guard – Halloween – Two guards are on schedule for Halloween night, one at gate and one diving through neighborhood in marked car. Hours are 5-9 p.m.
- 5) Speed gate install on exit gates – Decision tabled
- 6) Pool equipment replacement – A motion was made by Keon Evens seconded by Irene Martello “to approve the estimates from Spies to replace pool chlorinator.”
- 7) Playground – Closed for refurbishment for 3 weeks, mulch will be applied when playground finished.


Additional updates:

None

Adjournment:

There being no further business to be brought before the Board, Irene Martello moved to adjourn the meeting at 7:00 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 May 18, 2023, at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert's Rules of Order