

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

Subject: Board of Director's Meeting  
Meeting Date: Thursday, October 19, 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 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 September 21,2023 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 Premier Maintenance will be finishing the walking trail next week, there is a hold on purchasing the Holiday poinsettias until a better price is negotiated.
- 2) Architectural – Pam Clark stated that there were 18 ARB forms submitted with 13 being approved, 1 cancelled, 1 approval pending and 3 needing more information.
- 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 Ricardo Mesorana 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:**  
None

**New Business:**

- 1) Dumpster for utility room clean up – A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve \$532 for the dumpster rental.” All in favor, motion carries.
- 2) Christmas for the kids – Santa will be coming on December 1<sup>st</sup> at 6:00 p.m. and will be traveling around the community passing out small gifts to the kids in a golf cart.
- 3) Playground mulch & spraying – Irene Martello stated the playground has been completed but it needs 21 days for the paint to cure, in mid-November the mulch will be installed, and finally the spraying for ants in the area (this needs to set for 4 days).
- 4) Pool chair restrapping & repair – A motion was made by Keon Evens seconded by Irene Martello “to approve the proposal submitted by Florida Patio Furniture at a cost of \$10,199.55.” All in favor, motion carries.
- 5) Halloween security & hours – Irene Martello stated that security will be on property 5:00 p.m. – 9 p.m., trick or treat hours will be 5:30 p.m. – 8:30 p.m.
- 6) November 30<sup>th</sup> Annual & Budget meeting – The Annual and Budget approval will be held on November 30<sup>th</sup>.


**Additional updates:**

None

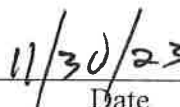
**Adjournment:**

There being no further business to be brought before the Board, Keon Evens moved to adjourn the meeting at 7:24 p.m., seconded the motion by Ricardo Mesorana. 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