

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

Subject: Board of Director's Meeting  
Meeting Date: Thursday, November 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 6:36 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 Ricardo Mesorana "to approve the minutes of October 19, 2023 as presented." All in favor, motion carries.

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

- 1) A motion was made by Irene Martello seconded by Keon Evens "to remove the fines on ACCOUNT #WES11123, sod to be replaced December 14<sup>th</sup>." All in favor, motion carries.
- 2) A motion was made by Irene Martello seconded by Keon Evens "to remove the fines, interest and late fees on account # WES39490." All in favor, motion carries.
- 3) A motion was made by Irene Martello seconded by Keon Evens "to remove fines, interest and late fees from account # WES39180." All in favor, motion carries.
- 4) A motion was made by Keon Evens seconded by Irene Martello "to remove fine from account# WES31677." All in favor, motion carries.

The \$125 admin fee can not be removed as it is a HARD charge to the HOA.

**Committee Reports:**

- 1) Landscape – Irene Martello stated that poinsettias have been installed, the landscaper is now mowing every other week, and they will be cleaning up the dead bushes this winter.
- 2) Architectural – Pam Clark stated that there were 21 ARB forms submitted with 20 being approved and 1 the committee is waiting on more information.

- 3) CC&R – Tracie Black, Premier Management, said that the violations list has been attached to the Board packages for later review. The Board told Management not to put violations on hold.
- 1) Fining List – There will be no Fining meeting held in December.

**Old Business:**

None

**New Business:**

- 1) A/C Replacement (clubhouse) – A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve the proposal submitted by .....for \$5700.” All in favor, motion carries.
- 2) Playground opening – Irene Martello stated that the playground has been redone but needs to cure, then mulch will be installed followed by ant spraying.
- 3) New Years Security – A motion was made by Keon Evens seconded by Ricardo Mesorana “to approve security for New Years Eve with hours set 9 p.m. – 1 a.m.” All in favor, motion carries.
- 4) Santa’s Arrival – Santa will be on property December 1<sup>st</sup> with presents for the kids in the community.
- 5) New Pool Contractor – A 30 days’ notice has been sent to the current pool company for lack of service. A Motion was made by Irene Martello seconded by Keon Evens “to accept the proposal from Aquatic Pool Services.” All in favor, motion carries.
- 6) Budget 2024 – Keon Evens explained the budget for 2024. After a brief discission, a motion was made by Ricardo Mesorana seconded by Keon Evens “to approve the Budget for 2024 with changes.” All in favor, motion carries.
- 7) CPA Engagement Letter – A motion was made by Irene Martello seconded by Ricardo Mesorana “to approve the CPA Engagement letter for 2023.” All in favor, motion carries.

**Additional updates:**

None

**Adjournment:**

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

**Organizational Meeting:**

The meeting was called to Order at 7:33 p.m.

President Keon Evens, Vice President Irene Martello and Secretary / Treasurer Ricardo Mesorana were in attendance.

A motion was made by Keon Evens seconded by Ricardo Mesorana “to leave Board Positions the same as 2023:

Keon Evens – President  
Irene Martello – Vice-President  
and Ricardo Mesorana – Secretary/Treasurer

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

  
Signature RICARDO MESORANA      2/8/24  
Date

Next Meeting January 18, 2024, at 6:30 PM, at the Community Clubhouse  
Meetings Conducted with Robert’s Rules of Order