

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

MARCH 1, 2006 @ 7:00pm

At The office of The Property Group 11902 Race Track Road

Prior to the Board Meeting the following Exterior Modifications were reviewed:-

12216 Coldstream	fence	approved
11244 Cypress Reserve	storage unit	approved
11306 Cypress Reserve	pool	approved
11502 Cypress Reserve	pool deck pavers/lanai	approved
12012 Northumberland	sunroom	approved

Present: Shelly Ryder, Wendy Samuels, Ken Leonard & Don Blake

Absent : John Wagner

Also in attendance: Leigh Slement (Manager) & 8 homeowners

The Board Meeting was called to order at 7:03pm

By motion Wendy Samuels/second by Shelly Ryder to approve with reading waived the Minutes of the previous Meeting held January 4th, 2006.

For purposes of not detaining Ray Rose of US Lawns items relative to landscaping issues at Sheffield entryway were discussed (irrigation; tree and other removal/relocation; flowering plantings for all entryways)

REPORTS

Treasurer's Report

Financials as at end January 2006: Cash \$70,820.75

Reserves \$85,725.29

Expenses to Budget \$10,743.01 / \$14,197.00

Delinquencies as of time of meeting: 87 homeowners had not paid Feb 1 assessment

OLD BUSINESS

Sheffield Entryway Project

Electric Cable chase; keypad and other related items were discussed

Newcastle Hinge Replacement

After delays American Access has confirmed time certain to install being Friday

Proposed Amendments

Board reviewed amendments as drafted by attorney and agreed unanimously to present 3 of them to the homeowners with annual meeting notice – specifically home business, single family definition and rental cap with full service contract required with all rental units

Bid to render keypad and gate operational at Sheffield

The bid, \$7,168.89, received to render Sheffield gates operational until construction commenced was deemed too expensive for consideration.

NEW BUSINESS

Annual Meeting

The Board reviewed material to be incorporated in the Annual Meeting Notice mailing. A Nominating Committee was appointed by the Board and Committee members are:- Arnold Korshin; Kim Melendez & Wendy Samuels

Sheriffs Grant Opportunity

Application will be made for tiny tot park improvements

Race Track Road Wall Plantings

Leigh meeting with David Braxton of Public Works to review area for vegetation possibilities.

Mary Bryant Overcrowding Issue

Homeowners present implored Board Members' attendance at the upcoming meeting.

Architectural

The Board agreed to accept the Architectural Committee's recommendation to pre-approve 4 fence opaque fence stains being Behr Plus Red Cedar #314, Golden Beige #315, Cappuccino #529 & Cedar #391. Clear coating/transparent stain would of course also be pre-approved.

Garage Sale

Garage Sale was discussed

There being no further business to attend to the meeting adjourned at 9:00pm

Meeting Minutes prepared by Leigh Slement for Ken Leonard