

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

May 24th, 2006 @ 7:00pm

At The office of The Property Group 11902 Race Track Road

Before the Meeting was called to order the following Architectural Requests were processed (some had been determined on prior to this meeting):-

12219 Coldstream	privacy fence	approved
11426 Cypress Reserve	entryway pavers	approved
12031 Mountbatten	entryway pavers	approved
12033 Mountbatten	landscaping	approved
12033 Mountbatten	accent lighting/spots	pending additional info
12221 Coldstream	fence replacement	pending additional info
11310 Cypress Reserve	fence/screen/landscaping	approved
11203 Cypress Reserve	pool/screen & expand deck	approved

Present: David Thomas, Wendy Samuels, Don Blake, Kim Melendez & Norma Gonzalez

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

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

**By motion Don Blake/second by Norma Gonzalez to approve with reading waived the Minutes of the previous Meeting held March 1, 2006. The Minutes of the Annual Meeting of April 5 prepared to recess point were presented to the Board for review.**

OLD BUSINESS ARCHITECTURAL

- 12105 BF: unapproved painted house color- letter to be sent indicating trim color must be re-painted to an approved shade within 30 days along with a fine of \$200.
- Complaint from 11323 Cypress Reserve that too many homes were copying their house color was discussed.

REPORTS

Treasurer's Report by Wendy Samuels

Financials as at end April 2006: Cash 45,242.32

Reserves \$43,409.30

Expenses to Budget \$71,759.11/ \$56,788.00

Delinquencies as of time of meeting: 16 homeowners had not paid Feb 1 assessment in full

## OLD BUSINESS

- Sheffield Entryway Project

Wilson had billed an additional \$5,400 sighting the following reasons: poor subsoil exposed, under drain cleanouts, rejected asphalt, “unusual amount of phone calls” and additional dirt. This amount was not pre-approved, per previous instruction, so letter will be composed by Wendy Samuels and forwarded to Leigh Slement to put on letterhead indicating our refusal to pay fee.

- Review Sheffield Entrance

- US Lawn to install sod to island between gates – irrigation difficulties
- Gates and Keypad scheduled for installation – concrete pads to be poured, cured, loops to be sawcut into asphalt etc.

- Sheriffs Grant Opportunity

Result of application for tiny tot park lot improvements expected mid June

- Waste Collection

Complaints continue to be received re glass spillage. Waste collection did not complete collection today.

- US Lawns

Should be emptying cans at Tot Lots

Flowering plants to be installed at Sheffield island once gate and sod is in place

Weeds at Newcastle entrance need to be addressed

- Insurance

Renewal necessary as Nationwide is not renewing us... 2 agents are currently working on bids as we will expire on July 17. Leigh to inquire what Master Association is doing.

- Homeowner Fees

Reminder to be printed in newsletter to pay second homeowner fee in July

Post fee information on board

- Race Track Road Wall

Affected homeowners to give presentation to Board for review

## NEW BUSINESS

- Proposed Amendments

Self addressed stamped ballot will be sent to all homeowners that have NOT voted for the proposed amendments. IF we receive the necessary 243 ballots turned in, 2- \$50.00 gas cards will be drawn for from all homeowners that voted.

- SWFWMD

Reporting due July 29<sup>th</sup> need to have culverts inspected to make sure they are in

compliance...Leigh will visually inspect them and fix ahead of time

- Yard of Month

Leigh will price signs for 'Yard of the Month Award' to be posted on winners property

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

Minutes prepared by Kim Melendez 06/07/06