

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

June 27th, 2006 @ 7:00pm

At The office of The Property Group 11902 Race Track Road

Present: David Thomas, Wendy Samuels, Kim Melendez
Also in attendance: Leigh Slement and 8 homeowners

The Board Meeting was called to order at 7:15pm

By motion Wendy Samuels/second by David Thomas to approve with reading waived the Minutes of the previous Meeting held June 7th, 2006.

The Sheriff cancelled his presentation as we needed 30 people in attendance

OLD BUSINESS ARCHITECTURAL

- 12105 BF: has not yet painted trim per letter that was received by July 3rd (homeowner asked for extension to 30 day window to Labor Day)
- Homeowner in attendance asked about leaning mailbox and inability to straighten it per letter received from Leigh. It was agreed we would not hold them to digging it up to re-post straight

REPORTS

None reviewed at time of meeting

Previous Treasurer's Report by Wendy Samuels

Financials as end of April 2006: Cash \$45,242.32

Reserves \$43,409.30

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

BUSINESS

- Amendment Votes

From the self addressed mailings we received 54 proxies...63 short to proceed with recording

- Sheffield Entryway Project

Waiting for Wilsons response to letter sent from the Board

- Sheriffs Grant Opportunity

We were not approved for the grant. Will apply for a different grant with suggestions made by board member Wendy Samuels to have benches put at Sheffield entrance at the bus stop location

- Insurance

Nationwide will send us options available as they are not renewing us. We expire on July 17th.

- SWFWMD

Reporting done July 29th need to have culverts inspected to make sure they are in compliance... still pending

- Yard of Month

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

- Homeowner Fees

Fees due in July

- Race Track Road Wall

Pricing PVC fence to increase coverage for homes in Newcastle that back up to Racetrack

Review Sheffield Entrance

- US Lawn to installed sod to island
- Letter sent to Wilson indicating refusal to pay unapproved fees
- Gates and Keypad being installed

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

Notes prepared by Kim Melendez