

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 2nd, 2006 @ 6:30pm
At The office of The Property Group 11902 Race Track Road

Present: David Thomas, Don Blake & Kim Melendez
Absent with explanation & apologies: Wendy Samuels & Norma Gonzalez
Also in attendance: Leigh Slement (Manager) & 2 homeowners

The Board Meeting was called to order at 7:00pm

By motion Don Blake/second by Kim Melendez to approve with reading waived the Minutes of the previous Meeting held July th, 2006.

OLD BUSINESS ARCHITECTURAL

- 12105 BF: unapproved painted house color- homeowner contacted Leigh to update trim would be painted by Labor Day...however it was not completed by that date.
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REPORTS

Treasurer's Report by Wendy Samuels

Financials as at end April 2006: Cash \$50,497.38

Reserves \$28,740.35

Expenses to Budget \$98,033.81/ \$85,182.00

By motion ...Dave Thomas/ Second... Don Blake to approve treasurer's report

\$2,260.00 delinquencies at time of meeting

Board approved proceeding with 2 foreclosures

Board agreed to move \$15K of reserves to a 5 ½% 18 month CD

OLD BUSINESS

• Sheffield Entryway Project

Issues surrounding Tomasino over billing and the Boards subsequent refusal to pay was not discussed as Wendy Samuels was not present and is the board member most familiar with the communications between the HOA and Wilson.

• Insurance

Insurance has been secured for liability, directors & officers and everything except property. Leigh will work on procuring property insurance. Citizens Insurance appraisal of \$3,000 per year will cover the communities fence.

NEW BUSINESS

- SWFWMD

All ponds were inspected with skimmers...only pond requiring cleanup prior to engineer inspection is located next to Master Association between storage unit behind homes of Cypress Reserve. Handyman will work on the pond drainage and Leigh will price engineer fees. Bid of \$1,600 given...Leigh will use this amount as a guide in finding firm to do the inspection.

- Open Houses

Per residents suggestion, Leigh will price sign to be placed at front gate for homeowners to post house number for residents for sale and phone extension so clients can call to have gate open instead of having gate code taped to keypad for everyone to see.

- Website

Don will work with Wendy on getting the Westchester HOA website up and running and take over the key role of maintaining the system. Kim will partner with Don to help update the site.

- Yard of Month

Leigh priced signs for 'Yard of the Month Award' cost \$170 to be posted on winners property.

- Parking at gate entrances

Discussed issue of parents parking cars at front gates in morning and afternoon waiting for children to ride the school bus. It was suggested we request police drive by in am and afternoon to address parking violations

- Common Areas

Several street signs have shifted and are leaning in some locations. It was agreed that we would attempt to straighten the STOP sign at Coldstream Lane and Bishopsford to see if it could be done without damaging the sign. The cement base in which the signs are inserted are very deep and had shifted causing the problem.

There being no further business to attend to the meeting adjourned at 7:55pm