

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

October 4th, 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 6:40pm

By motion Don Blake/second by Kim Melendez to approve with reading waived the Minutes of the previous Meeting held August 2nd, 2006.

REPORTS

Treasurer's Report by Wendy Samuels

Financials as at end August 2006: Cash \$55,506.89

Reserves \$46,641.88

Expenses to Budget \$127,697.85/ \$113,576.00

By motion Kim Melendez/ second Don Blake to approve treasurer's report

OLD BUSINESS

Ponds

Algae issues have seem to have improved. As for the pending SWFWMD inspection of culverts...the engineering firm of **Landmark Engineering** has been commissioned and the extension with SWFWMD has been secured. The bid was for \$800...less than what **Tomasino** had quoted us.

Leaning signage

It was agreed that the street sign at BISHOPSFORD & COLDSTREAM had been successfully straightened. The process took two hours to complete and at the cost of \$130.00. The board agreed that it was an acceptable method to resolve any other leaning signs in the community.

NEW BUSINESS

Tiny Tot park improvement

Awaiting response on County mini grant...will hear within month

Landscape plans

Due to lack of funds this year landscape improvements have been postponed until 2007.

Common area general

US LAWNS has replaced some sod at the entrance and along Countryway Blvd. The transplanted Logustrums have all died at Sheffield entrance due to standing water. At a cost of \$300 they will be removed. At a cost of \$300 each to replace (a total of \$900 for the 3 trees), we will wait for the landscape plan proposals to proceed.

A tree grant application for \$2,500 was being submitted through the county. This will assist with cost of adding trees to the entrance and tiny tot parks.

Due to a street sign having been downed at the entrance to Coventry, an estimate of \$665 was given to replace it by **Creative Designs- Mailbox & Sign** (who initially installed the sign pole) The price took into account that some of the old sign was salvageable.

A sinkhole next to the storm drain in Northumberland has been repaired at a cost of \$1,050.00. It was determined that the homeowner had reported it to the COA on several occasions as it had been consistently occurring over the past 2 years. The homeowner had filled it and sodded the area only to have it reoccur. A vendor was taken out to research the issue and it was determined the basin had cracks in it which was causing the problem- and subsequently identifying it as an Association expense. It is now resolved.

Yard of the Month- It was decided by the board that Leigh will pick the Yard of the Month from the qualified candidates and deliver the sign for the homeowner to post.

Regarding the box frame (for homeowners having Open Houses to post their house number and phone extension code) Leigh has been researching who can built one for us. **Impact Signs** have indicated they were unable to help. At the October 4th meeting a homeowner indicated he could create the box for the price of the supplies. A sketch of what the box should look like will be drawn to given him a guide.

Leigh will research billings from **American Access** that appear unusually large (in excess of \$5,000) against proposals which were approved. The charges pertain to work done to the Sheffield gate.

Gate timers to facilitate locking the gates open during the peak hours of 6:30-8:30 am and 4:30-6:30pm are to be installed at both the Sheffield and Newcastle gates. Information regarding the decision by the Board to help alleviate the gate opening/ closing constantly during peak times will be posted in the newsletter and website.

It was noted that the Newcastle gate is closing too hard and needs to be adjusted

New Budget for 2007

A Budget workshop was held on September 13th, 2006 and the draft budget as proposed reflects a \$40.00 increase which is equal to 7%. (The board has the authority to increase fees as much as 15% per year, per home)

Motion to adopt Budget as proposed made by Kim Melendez, second Don Blake

Compliance question/ update:

Trim dispute on Bishopsford: homeowner discussed the status with office and color will be changed within 2 weeks

It was agreed by the board to remove all paint color swatches for residents to choose from (original shades) and use ONLY the new **Sherwin Williams** color wheel to avoid issues of neighbors choosing colors from two different sources that are too similar. This came about as a resident in Newcastle challenged a neighbors home was painted a color they felt was identical to the color they had initially painted their home. When the neighbor requested approval to paint their home they were asked if there were any home in the immediate vicinity that was the same color and they said 'no'. Because the colors for both homes were chosen from different swatch groups there was no way to confirm they were the same shade...hence the decision to use only one color wheel. This should alleviate any chance of this happening again in the future.

There being no further business to attend to the meeting was adjourned at 7:38pm