

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

March 7th, 2007 @ 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, Paula Nielsen (Managers) & 0 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 January 10th, 2007

REPORTS

Treasurer's Report

Financials as at year end December 2006:

Cash \$22,273.31

Reserves \$47,132.50

Expenses to Budget \$220,132.11/ \$205,859.00

Status at end of year 2006 : \$19,156.72 in the black

Financials as at month end January 2007:

Cash \$62,512.80

Reserves: \$47,311.35

Expenses to Budget \$5,554.36/ \$18,473.00

Delinquencies: \$1,612.57

As of end of February 87 homeowners had not made their 1st annual assessment payment

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

OLD BUSINESS

• Common Areas

Association was awarded tiny tot improvement grant for \$1,500... Shelters were rebuilt with new wood and frames and replacing roof shingles. Sand was leveled and frame of playground was pulled up to keep sand from spilling into the grass. Sod was placed around sand play area. All that is left is some patch painting of the play equipment and installing new shade trees (a result of a tree grant). We will not make any modifications to the sand at this time as we are applying for a sheriff's grant to have the sand replaced. It

was priced by US Lawns to see how much it would cost to replace sand with rubber mulch... cost would exceed \$12,000.

- Ponds

The matter of the SWFWMD inspection...all that is outstanding is the receipt of the fiberglass skimmers which have been special ordered (due to irregular size). The cost will be passed onto the Master Association as they are required to maintain the ponds.

- Landscape plans and contact

We have received 3 proposals for landscaping services from 'Overbeck Environmental Inc.', 'Nase Lawn & Landscape Inc.' and 'Hedge Hunters Property Services Inc.' It was decided to wait for the new board to vote on which company to proceed with.

- Common areas general

The handyman will start power washing the immediate entrance areas to address the mold growing on the perimeter brick wall

The common areas still need fertilization and the flowers do not look the way the board wanted...perhaps a bad choice of flowers

Open House display board was priced out at a cost of \$624.00 per board, much higher than expected. Homeowner, Mr. Mack, has offered his assistance in building the boards in an effort to reduce costs

Improvement bids for Sheffield entryway... brick wall to connect the two gate pillars in island and create a nice appearance will be pursued after the second installment is received (July/August)

Gate & Entryway Accidents/Incidents-

1. Evanshire/Countryway corner: Claims for correcting have been submitted to the insurance carrier (Allstate) and the lighting fittings which had to be special ordered have arrived

2. Another claim has been compiled for the homeowner responsible for the Sheffield gate damage as we had a witness who noted the car tag which we were able to trace

Yard of the Month has been awarded to - 11925 Northumberland

Web difficulties need to be addressed so Board members can post...Don will make another attempt to reach Wendy to gain access/password

A large amount of letters have recently been sent to homeowners to address home maintenance issues

NEW BUSINESS

Folio still under Ryland's name. Leigh will research with the County to check status of the area in question

Racetrack Widening impact on Newcastle residents- due to racetrack having been raised in the widening project, several homes that directly back up to the road now have an issue with the visibility of the cars driving on the road. The residents want the brick wall heightened to alleviate the visibility. The Board agreed that the cost associated with that should be shared by the involved homeowners.

A resident of Northumberland had submitted a claim for damages incurred to their car in the amount of \$1,063.05 when the gate closed on their vehicle when they were entering. It was determined by the Board that because the resident was following another resident into the community (per the letter they submitted) it is not the responsibility of the community to incur the cost of the repair. Had they not attempted to follow another car in, but opened the gate for their own access, the accident would not have happened. It was the consensus of the Board that the gate is open long enough for an individual car to enter when the opening sequence is initiated.

Amendments for the Annual Meeting were discussed. It was agreed to re-propose the three Amendments that were presented at the last Annual meeting in August 2006 as we never received the minimum proxy's necessary. In addition we will add amendments to address minimum length of lease property to 1 year and requiring leased property's have agreement to maintain yard. An additional amendment will be included as a method to get homeowners to send in their proxy's suggesting an increase in homeowner dues. The Annual Board meeting was confirmed for Wednesday, April 4th

There being no further business to attend to the meeting was adjourned at 7:45pm