

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES
April 4th, 2007 @ 6:30pm
At The office of The Property Group 11902 Race Track Road

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

Absent: Norma Gonzalez

Also in attendance: Leigh Slement (Manager) & approximately 50 homeowners

The Board Meeting was called to order at 6:35pm

In accordance with the Bylaws quorum representing one-third of the Membership is

required to be established: # present in Person: 47

present by Proxy : 116

Homeowners moved and seconded to approve with reading waived the Minutes of the previous Meeting held April 5th, 2006.

Presidents Report

Dave Thomas, the President of the Home Owners Association had the members of the Board introduce themselves and thanked them for their participation during the previous year. He then reviewed what the Board had worked on during their tenure...

- Completion of the Sheffield gate/ entranceway project
- Boards decision to refuse payment to Engineer for inappropriate charges surrounding the completion of the Sheffield entrance construction in the amount of almost \$10K. These charges were not approved and deemed excessive.
- Boards changing of the gate vendor following numerous issues
- Work has been done to the Tot Lots after applying for and receiving a grant that allowed us to essentially rebuild the covered picnic tables. US Lawns were charged with pulling up the plastic barrier to the sand play area, re-distributing the sand to even it out and re-sod around the barrier to keep the sand from bleeding out. Additionally trees will be planted in the Tot Lots to allow for shade
- An additional grant has been applied for, through the Sheriff's department, that will allow us to change out the sand.
- Alternative landscaping company proposals have been submitted for review by the Board
- Introduced 'Yard of the Month' award to the homeowner whose residence best exemplifies the standards expected in lawn and home maintenance.
- Issues surrounding pond compliance with SWFWMD have been addressed
- Signs inside the communities have been repainted and street poles that had been leaning were straightened
- The communities insurance has been renewed

- Maintained property values by addressing a significant number of homeowners to adhere to the standards expected
- Reminded residents that the Community Garage Sale has been scheduled for Saturday, May 5th. *At which point a motion was made by a resident to change the date of the Garage Sale as it was scheduled for the same day as the Deer Park Elementary 1st Annual Golf Tournament. It was suggested we change the garage sale to the following week. It was discussed that while the community normally schedules the sale to coincide with the WESTCHASE sale, we have not received as much traffic as we had expected in the past. If signs are posted in highly visible locations off of Countryway Blvd far enough in advance and we place an ad in the newspaper it was agreed we could attract enough attention. The date of the sale was agreed to be changed to Saturday, May 12th.*
- Website issues have been an issue and are being addressed so the Board will have the ability to post things
- Effective May 1st gate codes will change (general 2236 & vendor 7116)
- Beginning shortly the maintenance man will begin power washing the front entrance gates to get rid of the mold that is growing on the brick walls (all communities)

The President then reviewed the Treasurers report:

As at end February 2007:

Cash: \$42,654.76

Reserves: \$66,115.78

Expenses to Budget: \$47,197.09 / \$36,946.00 but over expenditure is easily explained as Master Association dues are paid beginning of year = \$23,067 + mulch installation = \$7,346.

Delinquencies: 37 homeowners have not settled February installment as at end of March (a 20% improvement over last year)

The 2006 year ended with 6 at the attorney out of which 4 have been successfully Collected and 2 remain outstanding. (1 has a payment plan and the other is in foreclosure)

Elections

One mail-in Nomination received nominating Kim Melendez to the Board, which was accepted. The floor was then open for nominations.

Don Blake, Michelle Clark, Ellen Faingold, Tony Surber and C.J. Baier all accepted nominations for the 2007-2008 Board.

By motion/ second to close nominations.

- Don Blake is a resident of Coventry and has been on the board for the last 2 years
- Michelle Clark is a resident of Newcastle

- Ellen Faingold is a resident of Sheffield
- Tony Surber is a resident of Sheffield
- C.J. Baier is a resident of Newcastle
- Kim Melendez is a resident of Sheffield and was on the Board last year

Amendment Voting

Signed instrument required by 243 was not achieved. 163 Proxies were received...we do not have the needed 2/3 votes to proceed, however we have 90 days to collect the needed amount. *Several homeowners suggested methods to get homeowner participation to send in their Proxy's Going door to door, having a contest with a prize if we collect the necessary amount...all of which were tried in addition to mailing a self addressed envelope to the homeowners that had not sent in their proxy's.*

Discussions

- Homeowners discussed the Amendments specifically #2 (single family) and #3 limiting rental property's to a maximum of 7%.
- Homeowner brought up the issue of the fence that separates Sheffield and the Lynmar property next to it. The question of who is responsible for the fence needs to be determined as it is in a state requiring repair. A letter will be sent by the HOA to Lynmar to see if they will address the issue. If it is determined we are responsible we will need to budget for maintenance.
- Speeding in the neighborhood was discussed and the question of speed bumps and additional signs in the interior of the community (15mph)
- Newcastle residents brought up the issue of "wild cats" in the community
- Sheffield resident suggested planting some kind of cover around the VERIZON box at the front gate
- Sheffield resident challenged the inability to plant something between the pillars on the gate island although we have been told not to have anything that needs irrigation as the water will cause damage to the electrical. The Board mentioned the plan to build a brick wall to connect the two pillars and subsequently hide the unsightly box and give the entrance a more attractive appearance.
- Sheffield resident suggested a bench be placed at the front entrance for the children to sit on when waiting for the school bus.
- Residence brought up the continuing issue of homeowners leaving vehicles in the street for extended periods of time and the possibility of having vehicles towed.
- Newcastle resident brought flyers for the Deer Park Elementary 1st Annual Golf Tournament that is scheduled for Saturday, May 5th at the Eagles. 7am registration and an 8am shotgun start. Tickets are \$70 with lunch included and various hole and green sponsorships are available. Registration forms were posted on the Westchester website.

The meeting was then recessed at 8:25pm