

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

May 2nd, 2007 @ 6:30pm

At The office of The Property Group 11902 Race Track Road

Present: Don Blake, Kim Melendez, Ellen Faingold, C.J. Baier & Michele Clark

Absent: Tony Surber

Also in attendance: Leigh Slement (Manager) & 3 homeowners

The Board Meeting was called to order at 6:37pm

By motion Kim Melendez/second by C.J.Baier to approve with reading waived the Minutes of the previous Meeting held April 4th, 2006.

OLD BUSINESS ARCHITECTURAL

- 12105 BF: unapproved painted house color- letter to be sent indicating trim color must be re-painted to an approved shade within 30 days along with a fine of \$200.
- Complaint from 11323 Cypress Reserve that too many homes were copying their house color. List of home colors were reviewed and homes immediately surrounding their property were not the exact same shade.

REPORTS

Treasurer's Report by

Financials as at end April 2007: (April financials were not completed yet)

Cash: \$49,378.32

Reserves \$66,292.21

Expenses to Budget \$58,712.66/ \$46,095.00

Delinquencies as of time of meeting: 12 homeowners had still to settle February installment. 2 homeowners are liened (one of which has a payment plan)

COMMITTEE REPORTS

Architectural: Applications are up to date except one recent submittal for a screen & roof over patio.

Social/Welcome: 4 new homeowners to the community. It was agreed that Michele would purchase and deliver a plant (\$10. each) to each home as a welcome gift. Additionally a letter will be sent by Leigh. Ellen Faingold agreed to head the Social Committee.

Garage Sale Committee: Sale is set for May 12th. Leigh will place an ad in Tampa Tribune, St.Pete Times & The Flyer. Kim Melendez will post information on community information boards and post sale dates on Craigslist. Time frame agreed to be 7am-1pm with gates being programmed to stay open by Leigh. Sale banner to be posted on Countryway Blvd. on the Sheffield side of the road to advertise garage sale. Smaller signs

to be posted on Thursday the 10th.

OLD BUSINESS

- Common Area Tot Lot County Grant. Report to County for reimbursement of awarded \$1,500 has been submitted to finalize this project.
- Ponds: Skimmers received by Aquatic Systems and are to be installed. Engineer will then perform final inspection and submit report to SWFWMD.
- Landscape Contract: reviewed 3 proposals for landscape companies. Board agreed dissatisfaction with current company (US LAWNS) Nase Lawn & Landscape Inc. had a bid of \$2,719.00 a month. They are a smaller company and local (owner lives in the Eagles) which the Board agreed they liked. Before a decision is made, however, Leigh will check on the condition of the sod at the front entrance and common areas (US LAWNS replaces dead sod at no additional cost to the HOA...no other company offers this benefit)
- All three entrances will be power washed within the next two weeks
- Improvement bid for Sheffield entrance (specifically center island between gates) proposals will be obtained once July assessment is in hand.
- Website updating.
- Racetrack Road Noise Abatement: County offer to award \$11K for plantings to be discussed. County will pay once they have a proposal...reviewing whether residents have the option to have trees planted inside their yard?
- Annual Meeting reconvened June 20th to pursue more votes on amendments 76 votes still needed
- Tree Grant for Master Association (Countryway) & Tot Lot...will find out mid-June

NEW BUSINESS

- Trash at bus stops/ entryway: to address garbage being left at entrances and tot lots will include an article in next newsletter to remind residents to clean up after themselves.
- Benches at bus stops: The cost to place a bench at the bus stop was determined to be \$1,200 each. Homeowner in attendance commented on community that did have benches that were commonly damaged by vandals and rarely used. The Board decided against purchasing any.
- Speeding: Board discussed options to address speeding in community. Board will send letter to police officers in the community asking for their support in managing speeders.
- Perimeter fence: Wood fence that was originally installed behind home bordering the tri-county businesses is in a state of disrepair. Board unanimously agreed to remove the fence. Leigh will get a quote to see how much removal will cost the HOA. Homeowners affected will receive letter of notice to remove fence.
Motion to approve Michele Clark/ second Ellen Faingold
- Towing: Board agreed to have sign posted at community entrances to report street parkers by calling management company for habitual parking violators. Leigh will

track calls and send letter to consistent offenders notifying them their vehicle may be towed at next occurrence.

Open to the floor:

Homeowner expressed frustration that Board changed the date of the garage sale from the initial date of May 5th to May 12th. His wife had planned for the sale and taken time off from work to participate. He asked if the board would mind if he posted his own signs for a garage sale and triggered the gate at Newcastle to stay open from 7am-1pm. The Board agreed to let him have his own sale.

There being no further business to attend to the meeting adjourned at 8:18pm