

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

June 20th, 2007 @ 6:30pm

At The office of The Property Group 11902 Race Track Road

Present Don Blake , C.J. Baier, & Kim Melendez

Absent with explanation & apologies: Ellen Faingold, Michele Clark & Tony Surber

Also in attendance: Leigh Slement (Manager) & 7 homeowners

The Board Meeting was called to order at 6:38pm

By motion C.J. Baier/second by Kim Melendez to approve with reading waived the Minutes of the previous Meeting held May 2nd, 2007.

REPORTS

Treasurer's Report by C.J Baier

Financials as at end May 2007:

Cash: \$40,121.73

Reserves: \$66,665.64

Expenses to Budget: \$82,219.04/ \$76,825.00 -\$6K over budget attributed to Master Association dues paid beginning of year

Delinquencies: have dropped from 12 to 7 as at end May

Committee Reports:

Architectural:

- applications are up to date except one recent request for repainting which required board advice as home is not painted an approved color. It was agree by board that the home needs to be painted a color that is on the communities approved color wheel.
- Newcastle homeowners were in attendance to ask board to review request to have irrigation added along Racetrack to water the trees the county will pay to install. Before anything is done Leigh will check with U.S Lawns to see if there is any irrigation already there.

Social Committee:

- 4 new homeowners in our community...Kim Melendez will purchase plants and deliver to each as a welcome to the neighborhood

OLD BUSINESS

- Common Area Tot Lot County Grant- will check with county on status of awarded \$1,500
- SWFMD- Skimmers have been installed and SOHO Engineering given go ahead to perform final inspection and submit report to SWFMD. C.J. Baier will contact Master Association to check on the status of the \$4K reimbursement

- Landscape Contract- US Lawns given notice to re-sod Sheffield entryway as well as Countryway Blvd. areas as they had promised. Soil in Sheffield is the wrong soil and US Lawns will correct this. Nase landscaping agreed to start contract effective August 1st.
- Power washing of 3 immediate front entrances has been completed
- Bids for Sheffield entrance improvement is being drafted by two companies. Proposals to connect the two pillars on the gate island with brick will be reviewed
- Ellen Faingold is working on updating the website
- Race Track Road Abatement- County is offering \$11K for planting trees along Newcastle community. County requires a release to be signed by the Board of Directors.
- Tree Grant for Master Association (Countryway) & Tiny Tot submitted
- We were denied application for Sheriffs grant for sandpits (second year denied)
- Perimeter Fence- 31 homes are affected by issue surrounding perimeter fence between Lynmar and Sheffield. While Ryland put in the fence, it was paid for by Lynmar on homeowner property. It was agreed by the Board that the fence will be the responsibility of the individual homeowners to do as they please (remove, keep, stain..)
- Newsletter will make mention of towing commencing in the community when a car is consistently parked on street. Sign will be posted at community entrances with tow company phone number
- Homeowner has asked about rules surrounding kids fishing on pond behind Cypress Reserve homes. Nothing in laws specifically prohibit this and board feels when school begins it will come to an end.

NEW BUSINESS

- Amendment pursuance- as only 170 votes were received and an additional 72 are needed the Board agreed to reconvene on July 3rd in an effort to collect the additional votes needed.
- 4th of July Social committee met and planned the days events. The committee has been given a budget of \$150. to use for games/food. A patriotic parade will begin at 4pm and children will ride their decorated bikes/ scooters/ wagons around the block. A bouncy is being donated and Sweetbay has offered a donation of hotdog buns and chips.

Floor open to residents & discussion:

- Resident Liz Taylor brought up that the sidewalk on Sheffield side of Countryway towards Citrus Park Drive needs HOA approval. Lights are going in at the Countryway/ Citrus Park intersection and if a sidewalk goes from CVS to the Sheffield entrance we need to request additional trees be put in.
- County said they would pressure wash the wall on racetrack...Board will follow up

on this to see if they will.

- C.J Baier mentioned that we are currently 7 years into the Westchester roadways and at a normal cost of \$100K per mile to re-do roads we should plan for having to deal with this issue in another 8 or so years (normally a roads last 15 years before needing to be repaved) He also suggested we move \$30K of our reserves into a CD, and keep \$20K liquid.

By Motion: C.J Baier/ Second: Kim Melendez to have \$20K of the community funds moved into a CD once Leigh researches and determines the best rate we can find.

There being no further business to attend to the meeting adjourned at 7:49pm