

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

August 1, 2007 @ 6:30pm

At The office of The Property Group 11902 Race Track Road

Present Don Blake , C.J. Baier, Tony Surber & Michele Clark
Absent with explanation & apologies: Kim Melendez & Ellen Faingold
Also in attendance: Leigh Slement (Manager) & 3 homeowners

The Board Meeting was called to order at 6:30pm

By motion C.J. Baier/second by Michele Clark to approve with reading waived the Minutes of the previous Meeting held June 20, 2007.

REPORTS

Treasurer's Report by C.J Baier

Financials as at end June 2007:

Cash : \$52,909.66

Reserves: \$66,831.57

Expenses to Budget: \$115,078.22 / \$110,838.00

Delinquencies: 6 homeowners owe February installment - \$2,155.87

The Board agreed unanimously to accept the new collection policy specifically that the attorney would send the now required 45-day certified intent to lien letter with costs recovered directly from the homeowner instead of the Association incurring the cost to do so.

The Board nominated the following members to the Budget Committee: CJ Baier, Tony Surber & Michele Clark. This Committee is also charged with reviewing payment schedule back to annual.

Committee Reports :

Architectural: Pan Roofing was discussed and the Board decided that in light of the amended Florida Statute that the Architectural Committee would have to review everything and in the interim only what existed in the neighborhood and what was dictated in the Design Review guidelines would be approved. White painted wooden fences are not permitted.

Social/Welcome: new homeowners to be welcomed:

Michael Phillips	12127 Bishopsford Drive	04/27/07
Mary Brinker	12205 Bishopsford Drive	04/28/07
William & Erin Milam	12028 Northumberland Drive	05/16/07
Carole Barone	12008 Northumberland Drive	05/24/07

Yvette Haran	11527 Cypress Reserve Drive	06/05/07
Rebecca Jacobs	11235 Cypress Reserve Drive	05/31/07
Robert & Lynne Sheppard	12137 Bishopsford Drive	06/01/07
Charles & Kathleen Rudie	11606 Windsorton Way	06/27/07

Website: Website needs to be accessible to homeowners with email facility to the Board.
 Approved Minutes to be sent to Ellen for updating.

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 – SWFWMD. Engineer has been supplied photographic proof of the skimmers for the report which saved you some money. Still working with Master Association with respect to reimbursement
- Landscape Contract. Nase Landscaping all ready to start today – since property was mowed Monday it will be mowed on Tuesdays. They applied proactively prior to contract commencement with authorization pesticide and fertilizer to turf areas.
- Power washing of balance of walls – have given go ahead to proceed with some more wall areas visible from Countryway.
- Improvement bid for Sheffield entrance. Two vendors were approached but bids have not been received.
- Race Track Road Noise Abatement – County offer to award \$11K for plantings. Application sent and awaiting outcome. Old irrigation was shut down with roadway widening project and probably under the sidewalks.
- Tree Grant for left of Evanston & Tiny Tot Lot – under consideration by the County
- Tow signage has been ordered

NEW BUSINESS

- Sidewalk project for the west side of Countryway Blvd (CWB) between Sheffield and Citrus Park Drive (CPD) – Don will get with Liz Taylor on this topic.
- New HOA Florida Statutes. **By motion Michele Clark/second Don Blake to adopt the following stop-gap policy for the interim period until a new Design Review Policy Manual is drafted to comply with the Statute requirement with respect to**

Architectural standards and that the Design Review Committee compile a list within 60 days of variances and unapproved projects within the development...carried unopposed:-

"This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the sets of Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developers. In response to recent legislative changes, this community is in the process of adopting more detailed guidelines and standards. To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the Governing Documents) as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

Owners shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use, except for variances granted, within the community for comparable lot types."

- Dog amendment request specifically to ban specific dog type. After discussion the Board deemed that proposing such an amendment would be legally inappropriate (Statute FL ST 767.14 provides that nothing in the dangerous dog act limits the ability of local governments from enacting restrictions on dangerous dogs more severe than the state law, as long as the regulations are not breed-specific.
- Landscaping for Sheffield entrance. **By motion CJ Baier/second Michele Clark that an amount not to exceed \$2K is approved for landscaping improvements to the Sheffield entrance...carried unopposed.**
- Global Painting contractor. The Board recommended painters advertise and support the community newsletter. Associations should not get involved with recommending vendors.

Floor open to residents & discussion:

- Allowing residents to use common area access when others have been denied. The Board explained to the homeowner that the situation was unique in that the homeowner would not be able to install a pool without accessing through common area but agreed on restoration and a substantial deposit with the Association.
- Color stained driveway. This issue is being addressed

There being no further business to attend to the meeting adjourned at 8:30pm