

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

January 8th, 2008 @ 6:30pm

At The office of The Property Group 11902 Race Track Road

Present: Don Blake, Tony Surber, C.J. Baier, Kim Melendez & Michele Clark

Absent with explanation & apologies:

Also in attendance: Leigh Slement, Brian Nase (Nase Landscaping) and 4 homeowners

The Board Meeting was called to order at 6:33pm

**By motion C.J Baier/second by Tony Surber to approve with reading waived the Minutes of the previous Meeting held October 3<sup>rd</sup>, 2007.**

Brian Nase of 'Nase Landscaping' answered questions pertaining to landscaping issues.

Treasurers Report-

As at end December 2007

February Assessments due/ Delinquencies as at end December \$5,798.97 (16 homeowners)

**By motion C.J. Baier/ second Don Blake to approve continuing to keep extra funds in a 3 month CD.**

Committee Reports-

• Architectural

Florida Statute requires we have a full design manual. We will use a template manual as a guide and will adopt in March so it can go out in April for community approval.

• Social/ Welcome

5 new homeowners in the community

• Website

Leigh will check several options to have a 3<sup>rd</sup> party maintain our Website so we can get the Forum back up and running.

• Yard of the Month

November 12011 Mount batten (Newcastle)

December 12203 Coldstream (Sheffield)

OLD BUSINESS

- Ponds- Engineer has met requirements and submitted report to SWFWMD on the first

permit. There is according to SWFWMD another permit requiring same reporting and Soho has been given to ahead to do this one too- cost \$900. Master Association still to reimburse.

- Discussion on 'Welcome to Westchester' community sign- Initially decided to hold on going forward until the next Board, then opened floor to homeowners in attendance to get their point of view. There was a mixed opinion as to the importance of having the signs.

**By motion Michele Clark/ second Kim Melendez to drop the idea of the sign**

- Community perimeter walls are continuing to be power washed by handyman
- Sheffield entrance wall improvement- bids are being secured to complete gate island improvement. Discussion included irrigation options (Suggestion by John Wagner to shoot water from the center island to the gate island during early morning hours to water plants/ or fill with water tolerant plants) Diagram of proposed appearance was presented to Board and homeowners. All agreed it looked acceptable.
- Race Track Noise Abatement- Irrigation of trees is open item.
- Tree grant for left of Evanston & Tiny Tot Lot- reimbursement from County is applied for and awaited.
- Tow signage still open- discussed signs to be posted at community entrances to include 'No Street Parking'/ 'Towing Company Sign'/ 'Phone Number' reviewed the steps necessary before a car could be towed. Contacting TPG to identify home with car left on street. After a minimum of 3 separate times.. TPG will then send homeowner a letter informing them that on the next incident the tow company will be contacted to remove the vehicle. Board agreed on this sequence.

#### NEW BUSINESS

- Boat at 12201 BF has been turned over to attorney
- Unapproved painting at 12003 MB / homeowner painted home an unauthorized color without any request to repaint. Letter to repaint home to an approved color will be sent by TPG.
- House paint at 12016 NU- homeowner send letter to discuss issue of home color. Homeowner did seek approval of color to homeowners association and did receive approval. Color was not available at Sherwin Williams so homeowner had the next closest color used to paint. Board agreed to allow color.
- Green Pool - address was confirmed for TPC to report to Code Enforcement.
- Letter by homeowner was reviewed by board...homeowner was in attendance and issues were discussed in including responsibility of sidewalk (homeowner), home in Sheffield with algae visible on side of home (information given to Leigh to proceed with Code Letter) and frequency of Newsletter (confirmed it is sent every other month)
- Annual Meeting- April 2<sup>nd</sup>. Discussed possible amendments. Agreed to hold the meeting at TPG. Have one homeowner express interest in joining the Board, a Dr. Dashko of 12026 Northumberland.
- Homeowner in attendance asked for the floor to discuss damage to his vehicle that was incurred over a year ago while entering Newcastle gates. Damage to vehicle was

initially reviewed by previous Board and request for reimbursement for cost of damages was refused. Homeowner asked that it be re-reviewed. Board agreed to discuss at next meeting.

Date of next meeting Wednesday, March 5<sup>th</sup> at The Property Group at 6:30pm.

There being no further business to attend to the meeting adjourned at 8:20 pm

Notes prepared by Kim Melendez