

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

March 5th, 2008 @ 6:30pm

At The office of The Property Group 11902 Race Track Road

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

Absent with explanation & apologies: Kim Melendez

Also in attendance: Leigh Slement

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

By motion C.J Baier/second by Don Blake to approve with reading waived the Minutes of the previous Meeting as amended held January 8, 2008.

Treasurers Report-

As at end January 2008: (Feb financials not ready at time of meeting)

Cash : \$42,951.02 + \$45,530.50 which is invested in a cd = \$88,481.52(cash includes prepaid maintenance dues \$54,874.55)

Reserves : \$87,140.00

Delinquencies : \$4,376.13 (does not include 2008 as owners were given thru Feb 08 to pay first half)

Expenses to Budget : \$11,409.95 / \$13,835.00

CD due January was rolled over

Committee Reports-

- Architectural

It was agreed that within the next 10 days the Design Review Manual be finalized at a workshop meeting with some Board Members and the DRB Committee

- Social/ Welcome

2 new homeowners in the community

- Website

A proposal from High Speed Network Services was received in the amount of \$2K for a forum inclusive website. Board agreed to inquire whether an initially installed static website could be converted later to an interactive one with a forum to save on initial capital outlay. Board agreed that domains westchesterhoa.com as well as westchesterhoa.org be secured.

- Yard of the Month

January 11912 Northumberland (Newcastle)

February 11339 Cypress Reserve (Sheffield)

March 11217 Cypress Reserve (Sheffield)

- Compliance
 - 12201BF: boat is no longer evident and complaints have ceased;
 - 12003M : unapproved house painting colors to be repainted by April 16
 - A list of compliance letters sent was supplied to the Board
- Common Areas
 - Notice Board @ Sheffield: has needed repairs on two occasions;
 - Gate Keypad Damage @ Sheffield by unknown party: Repairs have been completed today and vendor recommended that another bollard post (4") be installed on community side of keypad and same be finished with traffic white sheeting with 2 reflective red stripes at a total cost of \$450. Board requested photos to view finished product as aesthetics were a concern;
 - Landscaping: fresh mulch to be installed soon

OLD BUSINESS

- Ponds – SWFWMD has acknowledged receipt of both permit reports and has also performed their own inspection and have confirmed that both permits are in compliance.
- Landscape Contract. Discrepancies regarding responsibility is still open item
- Power washing of balance of walls – Walls have been done so far as where water was available. Along Race Track Road and behind 711 have not been done but Scrubbing Bubbles has a water backpack and can do these areas. County was asked to clean Race Track Road walls but unfortunately without deliberation denied the request.
- Improvement bid for Sheffield entrance. Wall improvement per diagram from DRB Committee was sent out to 4 contractors. One vendor was present at the meeting and elaborated on his improvement idea which the Board afterwards dismissed and the other proposal by Motts which provided 3 options was to be reviewed by the DRB. The Board agreed that the DRB's input should be secured for all future similar projects.
- Race Track Road Noise Abatement – Leigh summarized meeting with Reg Alford, John Wagner & Kevin McKenzie and second meeting with latter two residents and 711 owners. There is an alleged wetland parcel where trees are desired to be planted and governing bodies need to approve before project can be finalized. The matter of the irrigation is still also to be resolved.
- Tree Grant Reimbursement is confirmed to be received this month.
- Changed tow companies as Automotive Towing non-responsive – dealing with Action Towing (they require \$45/sign x 3)

- Master Association issues to be handed to legal for resolve.
- Annual Meeting is scheduled for April 2nd and amendments to be proposed were discussed. It was agreed that if legally permitted that the 2/3rd amendment voting requirement be reduced to a majority.
- Board reviewed Minutes of Meeting at which the original decision was made with respect to a Newcastle homeowners' claim for vehicle gate damage incurred during entry and the Board agreed that they would honor the Board at that times' decision and deny the homeowners' request to revisit damage compensation by the Association.

NEW BUSINESS

Newcastle Entrance: 3 dying palms removed at \$100/ea. The following recommendations for replacement were to be reviewed until next meeting:

- 3 new queen palms @ \$225/each OR
- 1 x 10' Washingtonian @ \$475

Date of next meeting Annual Meeting Wednesday, April 2nd at The Property Group at 6:30pm.

There being no further business to attend to the meeting adjourned at 8:09 pm

Minutes prepared by Leigh Slement