

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
April 9th, 2008  
At The office of The Property Group 11902 Race Track Road

1. Call to Order at 6:35 pm
2. Board members introduced themselves  
Present: Don Blake, Kim Melendez, C.J. Baier and Michele Clark  
Absent: Tony Surber  
Also present: Leigh Slement (Manager) and 19 homeowners
3. In accordance with the ByLaws quorum representing one-third of the Membership is required to be established. 23 present in Person/ 41 present by Proxy did not establish a quorum so only items requiring no action could be attended to.
4. Approval of Minutes of the previous Membership Meeting held on April 4<sup>th</sup>, 2007, postponed until a quorum is established.
5. Presidents Report: Don Blake took this opportunity to thank the members of the Board and all the committee volunteers, the Design Review Board Committee, Heather Papolos for all the work involved with the gathering and layout of the Westchester Newsletter and Ellen Faingold for her work with the community events (4<sup>th</sup> of July...)  
The Board has focused this year on various aspects:
  - a) Worked on landscaper newly hired this time last year. There are several tracts which are being maintained since the Special Taxing District went into effect which are still being ironed out;
  - b) SWFWMD reporting had to be executed this past year and this has been successfully completed;
  - c) A tree grant was secured and \$2,500 worth of trees were installed between Coventry & Newcastle and 2 per Tot Lot;
  - d) Treasurer C.J. Baier had applied diligence with respect to the financial operations and various CD investments have awarded the Association extra money with interest;
  - e) Association adhered to new Florida Statute changes and changed policy for collections and compiled a Design Review Manual which was mailed to each homeowner with this meeting's notice;
  - f) Foreclosure homes have been maintained during transition period until bank ownership is finalized;
  - g) Perimeter walls have been power washed where water is available and the balance will be completed after the Race Track Road tree plantings are completed;
  - h) Board supported Race Track Road Buffer Tree Planting appeal to County and once some hurdles have been finalized the County will seal the approval;
  - i) Website revamp options are currently under consideration;

- j) Sheffield wall improvement phase two is also work in progress
- k) Upcoming reminders - garage sale May 3<sup>rd</sup> ( the same as Westchase) and gate code changes will be effected May 1<sup>st</sup> (general 9378 & vendor 2437) and July 1<sup>st</sup> is the next assessment due date

Treasurers Report-

As at end March 2008

Cash: \$95,039.09

Reserves: \$115,431.08

Operating Expenses to Operating Budget: \$36,124.10/ \$41,505.00

Delinquencies: 26 have not settled February installment as at end of March; +9 owe more than one payment + 13 owe late fees only. Delinquencies are at 9.5% excluding homeowners who owe late fees only.

Proposed Amendments

After discussion it was agreed that the meeting be recessed to pursue quorum and sufficient proxies/voting forms for the proposed amendments.

Questions were taken from the attendees and answered accordingly.

As a quorum was not established and the amendments wished to be pursued the meeting was recessed at 7:26 by motion Don Blake/ second Michele Clark

Minutes prepared by Kim Melendez