

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

April 9th, 2008

Convened after the Annual Meeting

At The office of The Property Group 11902 Race Track Road

Present: Don Blake, Kim Melendez, C.J. Baier , Michele Clark & Gerard Fournand

Absent: Tony Surber

Also in attendance: Leigh Slement (Manager) & 1 homeowner

The Board Meeting was called to order at 7:37pm

OFFICER APPOINTMENTS

The Annual Meeting failed to obtain a quorum and the Board of Directors appointed Gerard Fournand who indicated at the Annual Meeting willingness to volunteer to the Board of Directors. The Board of Directors appointed by motion and seconded, officers as follows:-

President: C.J. Baier

Secretary: Kim Melendez

Treasurer: Don Blake

Vice President: Michele Clark

Director: Gerard Fournand

By motion Michele Clark/ second Gerard Fournand to approve with reading waived the Minutes of the previous meeting as amended held March 5, 2008.

Treasurers Report-

Report was reviewed at Annual meeting

As end of March 2008

Cash: \$95,039.09

Reserves: \$115,431.08

Delinquencies: 26 have not settled February installment as at end of March

Committee report-

Architectural: Members plan to meet and go over requests in hand

**By motion Michele Clark/second Don Blake to adopt the Design Review Guidelines Manual as recommended by the Design Review Board and in accordance with Florida Statutes...carried unopposed**

Social/ Welcome: Will approach Illeana Santini to see if she would be interested in taking

over this committee

We have one new homeowner: Joshua & Jessica Brown 11545 Cypress Reserve

Website: Neal Razi can do interactive website for approximately \$1,200

Yard of the Month: For the month of April it was awarded to 12216 Bishopsford in Sheffield

Compliance:

One unapproved painting at 12003 MB- to be repainted by April 16<sup>th</sup>- homeowner has re-appealed

Common Areas-

Gate bollard post installed at Sheffield keypad. Still in raw finish. Board discussed best way to improve visibility of post... decided to paint black and attach reflective dots to allow drivers to see post in evening.

Landscaping-

Fresh mulch and new flower rotation installed at community entrances

#### OLD BUSINESS

1. Landscape Contract. There are still discrepancies regarding the responsibility is still an open item. If we are to maintain the area in question it will require an additional \$3K/annum to the service contract.
2. Power washing of the balance of perimeter walls- after discussion it was agreed that this project should not commence after tree planting but rather once water source or a vendor who can supply water is obtained.
3. Improvement bid for Sheffield entrance- One wall to be constructed per John Wagner's sketch is the preferred choice. Gave Motts the go ahead, but they have not yet started. Will follow up.
4. Racetrack Road noise abatement- irrigation open item and still waiting on 7-11 decision regarding EPC response. C.J. agreed to call and see if they can speed up a response.
5. Master Association issues- open item is money they owe SWFMD...handed to legal

#### NEW BUSINESS

Ryland Homes wishes to quit claim deed a track of land they should have turned over at turnover. There are 2007 property taxes owed on this tract and need to give to our attorney to resolve as when this is deeded over it needs to be rendered valueless and this is the only opportunity we have.

There being no further business to attend to the meeting was adjourned @ 8:10 pm by motion Michele Clark/ second Don Blake