

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BUDGET & BOARD OF DIRECTORS MEETING MINUTES

October 22nd, 2008

At The office of The Property Group 11902 Race Track Road

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

Absent:

Also in attendance: Leigh Slement (Manager) & 0 homeowners

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

By motion Gerard Fournand/ second Kim Melendez to approve with reading waived the Minutes of the previous meeting as amended held August, 2008.

Treasurers Report-

As at end September 2008

Cash: \$50,564.99 + \$26,471.96 in a short term CD = \$77,036.95

Reserves: \$144,919.63

Operating Expenses to Operating Budget: \$123,963.65 (actual)/ \$124,515.00 (budget)

Delinquencies: as at end September = \$17,669.02

Delinquencies as at October 21st = \$16,875.35 (42 homeowners) broken down as follows:
5 owe late fees only (\$111.00); 24 owe July 08 assessment or less (\$6,459.00) + 13 owe more than one payment = 42 (delinquency rate is 10%)

By motion Michele Clark/ second Don Blake to approve writing off anything that is under \$10.00.

Committee Reports-

Architectural:

- Sunroom on Northumberland- Don will photo shop image of home and add color of current home to see if is less of a visual
- CR 11329- TV dish was moved to upper garage in response to denial of initial request...Leigh will check neighborhood to see how homeowners place their dish
- CR 11540- property restored and found acceptable by board
- M 12011- permanent basketball hoop...will revisit issue to discuss further policy on permanent vs. temporary

Social/ Welcome-

- Anthony & Julia Stokes 12118 Bishopsford Drive
- Scott & Susan George 11434 Cypress Reserve Dr

Website-

No reported problems- issues surrounding email forwarding has been resolved

-Kim will get information about Emergency Website to board members to research

Yard of the Month-

- September winner- 12135 Bishopsford
- October winner- 11601 Windsorton

Common Areas-

- Palms at Newcastle entrance needs to be removed and replaced. Will have nursery come out and give us an idea of what we can do to improve all three entrances. 3 companies will be asked for a bid...Laurel Oaks/ Citrus Park & Tampa Bay Nursery
- Weed control and ants have been treated
- Master Association ponds still being researched- CJ will go to the next meeting to ask them who is responsible to maintain the areas

BUDGET 2009

Draft budget supplied to board by email

Motion to approve 2009 budget Don Blake/ second all remaining board members

OLD BUSINESS

Race Track Road Tree Grant-

- Approved irrigation budget needs to be increased due to county changing the expectations of irrigation. NO irrigation is allowed on the street side ...additional \$700 needed to meet the changes
- Board needs to get 'sigh off on county agreements and approval of AquaPro's irrigation work
- Reg Alford has been contracted to sign for County before Friday
- C.J. will read & sign then Reg will approve

Motion to approve increase in budget by motion Michele / second C.J

Sheffield Wall-

GA Nichols is going to get his fencing guy to provide plan per design given to him by Leigh pending final design by John. Rough design was sent to both GA Nichols and John on October 7th)

Newcastle gate update-

Entry gate new operator was replaced at a cost of \$4,421 and electrician has installed ground rod- project complete

Progress Energy update-

Don will attend meeting on October 30th 4-7pm

NEW BUSINESS

Fall Festival-

Coldstream Tot Lot sidewalks and equipment will be cleaned prior to festival, fire ants have been treated, weed control has been applied to lawn. Discussed opportunities to future events geared to older children.

Speeding-

Several complaints received by TPG regarding speeding along Bishopsford Drive. Looking for speed tables, signage, possible FHP coming in and doing radar (at cost of \$185 an hour) Letter will be included in next newsletter. Will table until Annual meeting to discuss as speed tables will come at a cost of \$1,200 each.

Newsletter-

New coordinator needed... will ask in next newsletter if anyone is interested in taking the position. Otherwise Leigh will take on the responsibility of compiling articles and getting them to the printer

Voting-

Gerard researched on-line voting possibilities for community. 'Vote Net' was one possibility...at a cost of \$250. Will discuss further at next meeting

Adjournment 8:40pm by motion Kim/ second Michele