

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

January 21st, 2009

At The office of The Property Group 11902 Race Track Road

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

Absent with apologies: Gerald Fournand

Also in attendance: Leigh Slement (Manager) & 5 homeowners

The Board Meeting was called to order at 6:42pm

By motion Don Blake/ second Kim Melendez to approve with reading waived the Minutes of the previous meeting as amended held January 21st, 2009.

Treasurers Report-

As at end December 2008: year end.

Cash: \$5,497.27 + \$26,683.99 in a short term CD = \$32,181.26

Reserves: \$146,286.64

Operating Expenses to Operating Budget: \$167,812.93 (actual)/ \$166,046.00 (budget)

Delinquencies: as at end December = \$11,760.61 (22 homeowners)

Committee Reports-

Architectural

- Permanent basketball hoop issue discussed. Board agreed that we will amend the design manual to include permanent basketball base, provided the pole and hoop can easily removed. The base will have specific limits as to how tall it can be, where it can be located on the driveway and if the pole/hoop are removed for more than 30 days it will be the responsibility of the homeowner to cover the base with landscaping so it is not visible from the sidewalk. C.J. will measure and give specifics as to how tall the base can be.
- Board agreed that when choosing a color that is NOT on the color wheel, it will be the responsibility of the homeowner to paint a sample square on the home so the Architectural committee can see it on the home prior to approval/ denial.

Social Welcome-

New homeowners:

Keith & Thea Boyd 12113 Bishopsford Drive

Committee will deliver a welcome plant

Website-

No reports of problems- webmaster posted information to site about Deer Park Elementary Kindergarten Round-Up

Yard of the Month-

- December- 12202 Coldstream Lane
- January- 12002 Mountbatten

Newsletter-

- Articles submitted by December 31st deadline
- Board agreed to go to publishing Quarterly... Leigh researched contract with *Karen Ikare* and will need to give 60 days (May 1st) notice prior to end of the yearly contract.

Holiday Décor-

Homeowner who had put out & storing wreaths will be moving so Leigh will keep them for us

Common Areas-

- Bamboo that was put in on Racetrack appears to be turning brown. Leigh will have them checked to see if they have mites and have treated if necessary
- Two landscaping companies presented plans and bid to landscape the entrances of the three neighborhoods. *Laurel Oaks* had a packet with photo shop images of the entrances and the larger of the two bids. *Nase* landscaping presented a diagram of how the entrances would look with the names of the plants, but no images. Their bid was lower. The Board, however, agreed to ask *Nase* to give us a more detailed layout of how the plants would look. Photos of communities that they have completed or meeting with us so we can better understand how they will look completed. We also agreed that instead of enhancing the side entrances of Sheffield that the work be done to the island. Landscapers indicated the best time to plant is February/March. Board wants to meet with *Nase* as soon as possible so we can make the decision and be able to give the go-ahead.
- Master Association ponds and landscaping still an open item...trying to determine when their next meeting will be held so C.J. can attend

Compliance-

Homeowners made a significant improvement in addressing issues that they had been sent a letter addressing. January's compliance list was attached for review.

OLD BUSINESS

Race Track Road Tree Grant-

Still waiting for check from County for trees purchased for Racetrack. County has 60 days...Leigh is tracking

Sheffield Wall-

G.A. Nichols presented invoice for the balance they felt was due (taking into account they did not complete the project as expected) Board agreed as work was not completed, balance should not be paid. Leigh has a bid for a new company to come in and complete

the job to our design specifications as drawn by John Wagner. Board agreed to accept *BHI of Tampa*'s bid and have them start immediately. Job is to be completed no later than February 28th, 2009. John Wagner and C.J. are meeting with BHI January 22nd at 4:30 to walk through expectations. Homeowner, Mr. Edwards, will be invited to join in as he has offered to help monitor the work as it is being done. Design image and information about completion date will be posted on website for homeowners.

NEW BUSINESS

Speeding-

- TPG is still receiving complaints regarding speeding along Bishopsford. Will discuss the possibility of installing speed tables at the Annual meeting.
- Board discussed posting a 'Yield' sign at Sheffield exit to clarify who has right of way and slow exiting vehicles and address near accidents that have been reported. Homeowner (Bill) offered to price the cost of a sign.

Subsidized housing-

Complaints received regarding homeowner that is participating in subsidized rent vouchers. Leigh will continue to monitor community as is currently done and address any compliance issues.

Grant-

Applying for Sheriff's Department for a grant to replace the sand in the Tot Lots- Leigh will process

Voting-

Gerard will be asked to send more information regarding On-line voting for the community so we can decide if we will utilized with this years amendments.

Floor opened to homeowners discussion.

Adjournment 8:09 pm by motion Michele/ second Kim