

WESTCHASE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 3, 2023

MINUTES

Time: 6:03 PM

Location: Westchase Swim & Tennis @ Countryway

Attendees:

Shawn Yesner

Jim Brinker

Blakley Echeverry

Michelle DelSordo

Jack Maurer

Dale Sells

Eric Holt

Meeting called to order:

The meeting was called to order at 6:03 PM by Michelle DelSordo, the vice president of the board.

Opening Remarks:

Eric Holt, chairman of the committee and board member welcomed all attendees and thanked them for their presence.

Presentation by Property Management Exploratory Committee:

The main agenda of the meeting was to allow the Property Management Exploratory Committee to present their findings. The committee, consisting of Eric Holt, Mary Griffen, Joe Odda, Jim Brinker, Jack Maurer, John Mogge, and Gina Coutras. Eric Holt discussed the following points:

Overview of the committee's workflow & processes.

Insights and findings.

Recommendations.

Exhibit A – Industry Services Comparison Table

Exhibit B – Exploratory Committee Meeting Minutes

Methodology employed to explore property management options.

Discussion and Questions:

Following the presentation, the board engaged in a discussion regarding the committee's findings. Several questions were asked, and clarifications sought from the committee members.

1. Did the committee research on-site vs off-site managers?
2. Management Best Practices?
3. Was the committee objective or subjective in the process along with developing the matrix used for evaluation?
 - a. Eric Holt shared there were 40 companies to consider. Through qualification, they narrowed them down to 13 and chose eight to collect more information from and present.
 - b. John Mogge shared it was evidence based and objective.
4. Were company ratings and reviews considered?
 - a. Shawn Yesner shared that Associa was in a lawsuit.
5. Is the report going to be shared?
 - a. Rick Goldstein requested that the report be shared with the voting members to review.
 - b. Eric Holt was concerned that sharing the information could put us at a disadvantage when we enter the RFP process. He recommended the names of the companies be removed and then shared with the voting members.

Decision and Next Steps:

After a thorough discussion, the board members agreed to take the following actions:

The board agreed to vote on members to join an RFP committee at the next board meeting.

Adjournment:

There being no further business to discuss, the meeting was adjourned at [unknown].