

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Feb 10, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Feb 10, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:12 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Jim Brinker
Eric Holt
Keith Heinemann
Michele DelSordo
Dale Sells

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Kelly Shires

VMs, Alternates & Committee Members:

Directors Absent:

Joaquin Arrillaga

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed. Immediately following the pledge, presentation of the Nathan Lafer Community Service Award was presented to Charles Stephens. (Joaquin Arrillaga will receive his award at the March meeting)

IV. CONSENT AGENDA

Eric Holt motioned to approve the consent agenda items: Jan 13, 2022 Board minutes. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

VII. COMMITTEE REPORTS

Covenants Committee

Modifications Committee

Bathroom Renovations Committee

- Place revised quote from KBF on the March board agenda pending price adjustment from change to renovations requested

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
 - **O-1 (10507 Rochester)**

Jim Brinker motioned to deny the owner appeal on O-1 and to waive 90% of the fine with the remaining \$100 due by the March 10th board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **O-2 (10110 Radcliffe)**
- **O-3 (10009 Bentley)**

Jim Brinker motioned to deny the owner appeal on O-2 and O-3 and to waive 90% of the fines with the remaining \$100 due by the March 10th board meeting. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled Fines**

- T-1 (9814 Bayborro)
- T-2 (9912 Stockbridge)
- T-4 (11919 Derbyshire)
- T-6 (10513 Greencrest)

Dale Sells motioned to not impose a fine on T-1, 2, T-4 and T-6. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

- T-3 (9921 Hartwell)

Dale Sells motioned to table T-3 to the March 2022 board meeting. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

- T-5 (12007 Marblehead)

Dale Sells motioned to impose a \$1,000 fine on T-5 and for the resident's use of the WCA facilities to be suspended for a maximum of 90 days, with the first day of suspension being the fifth day after confirmation by the Covenant Committee. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

- **Second Notice of Violations with Proposed Fine**

Dale Sells motioned to accept the proposed motion to **not** impose a fine on P-1, 2, 3, 5, 7, 11, 12, 14, 18, 21, 26, and P-32 to 35. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-6, 8, 9, 10, 13, 15, 17, 22, 24, 25, 31, 36, 37 and P-38 and for the resident's use of the WCA facilities to be suspended for a maximum of 90 days, with the first day of suspension being the fifth day after confirmation by the Covenant Committee. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned accept the proposed motion to impose a \$1,000 fine on P-4, 16, 23, 27, 28, and P-29 for the resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines subsequently waived provided the violation does not reoccur within the next 3 months (thru 05/12/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-19 & P-20 to the May 2022 board meeting Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-30 to the May 2022 board meeting Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

➤ **Board Proposed Suspension of Use Rights**

Jim Brinker motioned to suspend the facility use rights of Carrington Lobban, John Hak and John Kelly for a period of 30 days due to a violation of the Facility Rules pertaining to alcohol use on the courts. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

➤ **American Red Cross Training**

Dale Sells motioned to accept the proposal from Dominck Swain, ifeguard, to provide Red cross Lifeguard Training to candidates/employees at \$250 for initial certification and \$125 for all recertifications per employee. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

➤ **30 Year Anniversary Celebration**

The Westchase Board discussed the WCA 30-year anniversary celebration with a goal of April/May for an event. Shawn will reach out to the attorney for Maloney's regarding use of the area at Maloney's and Jim will contact Maloney's directly for recommendations for vendors to use. Proposing on having food trucks, music and activities for all ages and to have the road in front of Maloney's blocked off from vehicular use for safety reasons.

➤ **Association Mgmt Contract RFP**

Dale Sells motioned that until such time as the relationship between Greenacre Properties and Westchase is broken, we do not RFP the contract but negotiate with GPI. Jim Brinker seconded the motion. Vote was taken and the motion failed 3-3 (Eric, Michele, Shawn)

Eric Holt motioned for the WCA to create a committee to identify potential property management suitors, invite them to present services, evaluate and present to the Board of Westchase for review. Shawn Yesner seconded the motion. Vote was taken and the motion failed 3-3 (Jim, Dale, Keith)

IX. OTHER BUSINESS

▪ **Grass Violations in Harbor Links**

Dale Sells motioned for all first notices for grass related violations issued in Harbor Links/Estates on Feb 2, 2022 be rescinded. Michele DeISordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned that the issuing of new grass related violations in Westchase be postponed until after April 15, 2022. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

8:35pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors