

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

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Mar 10, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:00 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Jim Brinker
Eric Holt (via zoom)
Keith Heinemann
Michele DelSordo
Dale Sells
Joaquin Arrillaga

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Kelly Shires

VMs, Alternates & Committee Members:

Directors Absent:

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 Joaquin Arrillaga.

IV. CONSENT AGENDA

Keith Heinemann motioned to approve the consent agenda items: Feb 10, 2022 Board minutes and Insurance policy Renewal eff 3/20/22 as presented by BKS. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

- 30 Year Anniversary/Birthday Celebration

Joaquin Arrillaga motioned to authorize the WCA to spend up to \$5,000 for the 30 Year Anniversary Birthday Festival. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- **Revised Pickleball Court**

Joaquin Arrillaga motioned to modify tennis courts 1 & 2 at Countryway to permanent pickleball courts and accept the quote from Lawson Courts. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

VI. TREASURER'S REPORT

VII. COMMITTEE REPORTS

Covenants Committee

Modifications Committee

Dale Sells motioned to hire Bill Bingham/Skyway Architects as the Mod Committee architect as presented, to replace Roger Gritton/Gritton Architects. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Bathroom Renovations Committee

Jim Brinker motioned to table the bathroom renovation bids to the April board meeting to allow the committee to meet again. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

VIII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
 - **O-1 (10743 Tavistock)**
 - **O-2 (10743 Tavistock)**
 - **O-4 (10743 Tavistock)**

Dale Sells motioned to deny the owner appeal on O-1, 2 and 4 and to waive 90% of the fine with the remaining \$100 due by the April 14th board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

- **O-3 (10743 Tavistock)**
- **O-5 (12324 Glenfield)**

Dale Sells motioned to deny the owner appeal on O-3 and 5 and to uphold the \$1,000 fine. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled Fines**

- T-2 (10614 Rochester)
- T-3 (10614 Rochester)

Dale Sells motioned to not impose a fine on T-2 and T-3. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

- T-1 (9921 Hartwell)
- T-4 (10743 Tavistock)
- T-5 (11813 Middlebury)

Dale Sells motioned to impose a \$1,000 fine on T- 1, 4 and 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. Joaquin Arrillaga 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, 6, 7, 10, 12, 15, 17, 18 and P-19. Joaquin Arrillaga 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-4 and P-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. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-8, 14 and P-16 to the April 2022 board meeting Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-3, 9, 11 and P-13 to the May 2022 board meeting Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

- **WOW Appointments**

- Moved to the April 2022 meeting

- **Board Vacancy Appointment**

- Board candidates: Lucas Capuzzo; Blakley Echeverry; Larry Golden; Jack Maurer; John Mogge; Michael Scott Thomas

Jim Brinker motioned to appoint Blakley Echeverry to the vacant board seat with term to expire Sept 2023. Eric Holt seconded the motion. Vote was taken and the motion failed 3-3 (Joaquin, Dale, Keith)

Dale Sells motioned to appoint John Mogge to the vacant board seat with term to expire Sept 2023. Joaquin Arrillaga seconded the motion. Vote was taken and the motion failed 3-3 (Eric, Shawn, Jim)

Eric Holt motioned to appoint Jack Maurer to the vacant board seat with term to expire Sept 2023. Dale Sells seconded the motion. Vote was taken and the motion failed 2-4 (Joaquin, Jim, Shawn, Keith)

Keith Heinemann motioned to appoint Blakely Echeverry to the vacant board seat with term to expire Sept 2023. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-2 (Dale, Joaquin)

➤ **Appoint Board VP Position**

Shawn Yesner motioned to appoint Joaquin Arrillaga to the VP position. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

➤ **Engineer Proposal**

- Moved to April/May meeting

➤ **Website Quotes**

Joaquin Arrillaga motioned for engage with Off The Page to create the WCA's new website at a cost of \$13,500 and go with option #2. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS

Keith Heinemann moved to ratify the motion taken via email recognizing the CDD Greens gatehouse guard's actions during a car fire at the gate. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

9:10pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors