

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Sept 8, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Sept 8, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:13 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Jim Brinker (via phone until 8:15PM)
Eric Holt
Joaquin Arrillaga
Dale Sells
Keith Heinemann

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Dwight Kilgore, RFM
Directors Absent:
Blakeley Echeverry

VMs, Alternates & Committee Members:

Joe Odda
Jack Maurer
Nancy Sells
Dawn Gingrich

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Joaquin Arrillaga motioned to approve the consent agenda items: Aug 11, 2022 Board minutes and Acme Movies contract for Oct 2022 - Mar 2023. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

Dale Sells motioned to approve the proposed 2023 budget as presented at the workshop with the annual assessment at \$321 (after funding the reserves from the excess funds). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned resident debts of \$10 or less be written off to save collection expenses. Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

Dale Sells motioned for the pass-through charge for use of credit cards to register for programs be increase from 3% to 4.5%, which is the current rate. Joaquin Arrillaga seconded the motion. Motion was then amended after discussion as follows: "pass thru charge percentage to be equal to the processing fee". Vote was taken and the motion carried 5-0

VII. **COMMITTEE REPORTS**

Government Affairs Committee

Modifications Committee

Master Plan Committee

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
 - **O-1 (9953 Tavistock)**

Dale Sells motioned to table the owner appeal on O-1 to the Nov 10, 2022 board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

- **O-2 (10430 Lightner)**

Dale Sells motioned to waive 90% of the \$1,000 fine on O-2, with the remaining balance of \$100 due no later than Oct 13th and if not paid by deadline, the original \$1,000 becomes due immediately. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

- **O-3 (10304 Abbotsford)**

Dale Sells motioned to waive 90% of the \$1,000 fine on O-3, with the remaining balance of \$100 due no later than Oct 13th and if not paid by deadline, the original \$1,000 becomes due immediately. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

- **O-4 (12007 Marblehead)**

Dale Sells motioned to table the owner appeal on O-4 to the Nov 10, 2022 board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

- **Tabled Fines**

Dale Sells motioned to accept the proposed motion to not impose a fine on T-1 and T-3. Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-2 and T-4 to the Nov 10th board meeting. Eric Holt seconded the motion. Vote

was taken and the motion carried 5-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-5 and T-6 to the Oct 13th board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

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

Dale Sells motioned to accept the proposed motion to **not** impose a fine on P-1, 4, 5, 8, 10, 11, 12 and P-14. Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-2, 3, 6 and P-9 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 12/08/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

Dale Sells motioned to impose a \$1,000 fine on P-7 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 5-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on P-13 to the Oct 13th board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 5-0

➤ **West Park Village Metal Roofs**

Dale Sells motioned to accept the Done Rite Roofing bids to replace the metal roofs on all four buildings at the WPV Pool, at a total cost of \$60,440, with the price per sheet of wood replacement to be no higher than \$30 per sheet installed. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

➤ **IT Support Proposal**

Eric Holt motioned to transition and consolidate IT services to Tampa Bay Tech Solutions per the proposal submitted. Keith Heinemann seconded the motion. Vote was taken and the motion carried 4-2 (Dale, Joaquin)

➤ **Pipeline – Renewal Contract 2023 Rate Increase**

Eric Holt motioned remove the clause from the Pipeline contract that limits the WCA to a maximum of 10% increase. No one seconded the motion

Eric Holt motioned to increase the Pipeline monthly fee by 10% (\$94.50) or the January 1, 2023 renewal. Joaquin Arrillaga seconded the motion. Vote was taken and the motion failed 3-3 (Dale, Keith, Shawn)

Dale Sells motioned to increase the Pipeline monthly fee to \$1,000 for the January 1, 2023 renewal. Shawn Yesner seconded the motion. Vote was taken and the motion failed 3-3 (Eric, Joaquin, Jim)

Joaquin Arrillaga motioned to increase the Pipeline monthly fee to \$1,025 for the January 1, 2023 renewal. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

➤ **Website Notifications (texting/emailing thru website)**

Eric Holt motioned to create a committee consisting of VM's and other interested members to address notifications process to residents. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 5-0

IX. OTHER BUSINESS

9:00pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary

cc: HOA File
WCA Board of Directors