

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Oct 13, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Oct 13, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:15 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Jim Brinker
Eric Holt (via Zoom)
Michele DelSordo
Dale Sells
Jack Maurer
Blakley Echeverry

Management & Staff:

Debbie Sainz, CAM
Dwight Kilgore, RFM
Charlotte Adams, CAM

VMs, Alternates & Committee Members:

Dan Perez
Joaquin Arrillaga
Nancy Sells

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Dale Sells motioned to approve the consent agenda items: Sept 8 & 15th meeting minutes. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

VII. COMMITTEE REPORTS

Covenant Committee

Jim Brinker motioned to reappoint the following three members to a two year term to expire Oct 2024 to the Covenant Committee: Mary Griffin; Karen Diaz; Ken Cellupica. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Modifications Committee

Master Plan Committee

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
 - **O-1 (12009 Marblehead)**

Dale Sells motioned to table the owner appeal on O-1 to the Feb 2023 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

- **O-2 (10604 Cobham)**

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. Michele DelSordo seconded the motion. Vote was taken and the motion failed 2-5(Eric, Jim, Shawn, Blakely, Jack)

Eric Holt motioned to table O-2 indefinitely. No one seconded the motion. motion failed

Eric Holt motioned to waive the entire fine on O-2. Shawn Yesner seconded the motion. A vote was taken and the motion failed 3-4 (Dale, Michele, Blakely, Jack)

Blakely motioned to table O-2 to the Dec 2022 meeting. Michele DelSordo seconded the motion. A vote was taken and the motion carried 5-2 (Eric, Shawn)

- **Tabled Fines**

Dale Sells motioned to accept the proposed motion to not impose a fine on T-1 and T-3. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-2 to the Jan 2023 board meeting. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

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

Dale Sells motioned to accept the proposed motion to **not** impose a fine on P-3, 5, 7, 8, 10, 12, 15, 16, 18, 19, and P-23. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-1, 2, 4, and P-17 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 01/10/2023). Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to impose a \$1,000 fine on P-11, 22, 26 and P-27 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. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on P-13, 14, 20, 21, 24 and P-25 to the Nov 2022 board meeting. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on P-6 and P-9 to the Dec 2022 board meeting. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **WCF Tennis Tournament**

Eric Holt motioned to allow the WCF to host a Tennis Tournament at the Countryway Tennis Courts and to use AB Tennis to coordinate and facilitate the event on Feb 3-Feb 5, 2023. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **Painting Proposals – WPV Cabana & Kiddie Pool Fence**

Blakely Echeverry motioned to table the WPV cabana & pool fence proposals to the Nov 2022 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

➤ **Garage Sale – Reschedule**

Jim Brinker motioned to reschedule the Oct garage sale to Nov 5,2022 due to Hurricane Ian. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS

➤ **List of Committees**

Shawn Yesner motioned to eliminate the following committees: Disaster Planning & Cert Steering (incorporated into the GAC) and Management Review (now named Property Mgmt. Svcs). Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **Board Meeting Start Time**

Jack Maurer motioned to move all future board meeting to begin at 6pm. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **WOW Board Appointment**

Jim Brinker, WOW Member, announced the appointment of Joaquin Arrillaga to the vacant board position with term expiring March 2023.

➤ **WPV Pool Hours**

Shawn Yesner motioned to make the WPV pool hours temporarily be based on whatever our needs are. Dale Sells seconded the motion. After discussion, motion amended to: change the opening hours for the West Park Village pool to 4pm-8pm weekdays until Mar 31, 2023 effective immediately and regular hours 10am-8pm on weekends. Vote was taken and the motion carried 6-1 (Eric)

9:12pm

Blakely Echeverry
Westchase Community Association, Inc.
Secretary

cc: HOA File
WCA Board of Directors