

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

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Dec 8, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Michele DelSordo, Vice-President, called the meeting to order at 6:03 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

Shawn Yesner (6:20pm)  
Jim Brinker  
Eric Holt  
Michele DelSordo  
Dale Sells  
Jack Maurer  
Blakley Echeverry

**Management & Staff:**

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

**VMs, Alternates & Committee Members:**

Joe Odda  
Nancy Sells  
Charles Stephens  
Deb Guerino

**Directors Absent:**

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CONSENT AGENDA**

Michele DelSordo motioned to approve the consent agenda item: Nov 17 meeting minutes. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

**V. OLD BUSINESS**

- **IT Cyber Insurance Policy Quotes**
  - Moved to Jan 2023 meeting pending a cyber security analysis report from Tokio Marine
- **Painting Quotes – WPV Pool Cabana & Kiddie Pool Fence; CW Activity Room**

Dale Sells motioned to accept the quote from Polson Paints for painting the Countryway activity room and for 2 coats of paint to be applied. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the quote from Polson Paints for painting the WPV pool cabana and kiddie pool after all welding repairs and latch replacement is done on the fence and to paint the cabana once the skirting around the support columns are repaired; and remove the plywood faux venting and restore it to its original condition. Jack Maurer seconded the motion. Vote was taken and the motion carried 5-2 (Eirc, Shawn)

- **Ratify Motion re:Tennis Tournament Court Usage**

Jim Brinker motioned to ratify the unanimous vote taken via email to allow AB Tennis and the WCF to use all courts at both facilities only on Feb 4, 2023 for the tennis tournament. Michele DelSordo seconded the motion. Vote was taken and the motion passed 5-0-2 (Eric, Blakley)

VI. **TREASURER'S REPORT**

VII. **COMMITTEE REPORTS**

**Covenant Committee**

**Modifications Committee**

**Government Affairs Committee – report submitted by Eric Holt**

- Vulture island; meeting with Blue Stream Communications re: fiber optic installation; GAC reception plans

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
  - **O-1 (10604 Cobham)**

Blakley Echevery motioned to waive the entire fine on O-1. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled & Proposed Fines**

Dale Sells motioned to accept the proposed motion to not impose a fine on T-1, T-2, T-3, P-4, 5, 10, 11, 14, 15, 19 & P-20 Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on P-9 and P-21 to the Jan 2023 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on P-12, 13 and P-16 to the Feb 2023 board meeting. 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-2 and P-3 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 03/09/2023). Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to impose a \$1,000 fine on P-1, 6, 7, 8, 17 and P-18 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. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

➤ **Facility Rules – Consider Amending**

Eric Holt had submitted a revised version of the Facility Rules which were further amended by the facility manager, Dwight Kilgore.

Blakley Echeverry motioned to approve the revised facility rules and to send to legal counsel for review and to ensure the language is correct. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Geotech & Structural Engineer Quotes – Pool Deck Repairs**

Shawn Yesner motioned to accept the quote from Biller Reinhart (structural engineer) and to inquire if they are providing the Geotech engineer as part of their bid – if not, then to also accept the quote from Arehna Engineering. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

➤ **Shoe Drive Request**

Eric Holt motioned to approve the request from the Alonso HS Academic Booster Club to place a box at the Countryway pool entry to collect sneakers for the GotSneakers Drive. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

**IX. OTHER BUSINESS**

➤ **Westchase Data Folder on Dropbox**

Blakley Echeverry motioned to delete the Westchase Data folder that was uploaded to the WCA's dropbox account now that the transfer of data to the Google Cloud has been completed. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

**7:55pm**

\_\_\_\_\_  
Blakely Echeverry  
Westchase Community Association, Inc.  
Secretary