

WESTCHASE COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
BUDGET WORKSHOP FOR BOARD MEMBERS
July 27, 2023

MINUTES

I. CALL TO ORDER

A special meeting of the Board of Directors for Westchase Community Association, Inc. was held July 27, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Michele DeSordo, called the meeting to order at 6:05 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michele DeSordo
Shawn Yesner (via phone)
Blakely Echeverry
Dale Sells
Jim Brinker
Eric Holt
Jack Maurer

Management & Staff:

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

VMs, Alternates & Committee Members:

Terry Lanzar
Jeff Clemente
Michiel Oostenbrink

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. NEW BUSINESS

➤ **Budget Review**

Before the Budget Review started, Eric Holt asked to make a motion to address a concern he had regarding the reserve analysis.

Eric Holt motioned that the WCA Board of Directors task GPI with the visual inspection and recording of the condition of all reserve items currently beyond their "useful life" as stated in our current budget reserve analysis, including those scheduled to do so in 2024. This line-item assessment shall include both a general estimation of each item's condition, as well as a recommendation for replacement or continued deferral of each item. GPI shall submit their report to the Board of Directors no later than October 1, 2023. The Board of Directors shall schedule a meeting in October 2023 to review the results of the GPI report and then discuss and determine which items will be addressed in 2024, and which items to defer. An estimated replacement date shall then be determined for all items deferred beyond 2024.

Michele denied the motion due to it not being on the agenda and to move it to the August Board agenda.

Dale Sells, treasurer, then proceeded submit a summary to the board members of projected total expenditures and breakdown by category of the increases and their percentages.

Dale Sells motioned for the reserves for the WCA management office building main server (line 197) and printer (line 201) be released (\$8,415) and reallocated to Village Swim & Tennis Club Pool Resurfacing (line 147).

Michele denied the motion due to it not being on the agenda and to move it to the August Board agenda.

Following Dales explanation of increases by category, the board then had brief discussion regarding the uninsured WPV assets that were canceled for coverage by our ICAT insurance carrier and the potential to regain coverage once repairs are completed at the WPV pool. Three of the six uninsured items are covered in reserves.

There was a Q&A session that followed.

V. OTHER BUSINESS

7:52pm

Blakely Echeverry
Westchase Community Association, Inc.
Secretary