

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Jan 12, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Jan 12, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner -President, called the meeting to order at 6:15 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Blakley Echeverry
Eric Holt
Michele DelSordo
Dale Sells
Jack Maurer

Management & Staff:

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

Directors Absent:

Jim Brinker

VMs, Alternates & Committee Members:

Joe Odda
Rick Goldstein
Judy Olivieri
Matt Lewis (CDD)

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Michele DelSordo motioned to approve the consent agenda item: Dec 8, 2022 meeting minutes. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

• Bathroom Renovations Contract Revisions

Eric Holt motioned to go back to Avery with current contract verbiage with original contract price of \$141,221 (slit into individual contracts) and to hire a project manager/engineer to oversee the project. Michele DelSordo seconded the motion. After discussion, the motion was withdrawn.

Michele DelSordo motioned to decline the revised contracts and go back to bidding out the project. Eric Holt seconded the motion. Vote was taken and the motion carried 3 - 2(Dale/Blakely) - 1(Shawn)

VI. TREASURER'S REPORT

VII. COMMITTEE REPORTS

Covenant Committee

Modifications Committee

Dale Sells motioned to re-appoint Phil Rainaldi and Brad Lloyd to a two-year term to expire Feb 2025; Dale not being re-appointed. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Government Affairs Committee – report submitted by Eric Holt

VIII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

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

Dale Sells motioned to table O-1 to the April 2023 meeting. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 4-2 (Jack, Eric)

- **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 thru 11, 15, 18, & P-19. Eric Holt 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-13 & P-17 to the Mar 2023 board meeting. Eric Holt 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, 3 and P-12 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 04/12/2023). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to impose a \$1,000 fine on P-1, 14 and P-16 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 6-0

➤ Column Wood Trim Repair Quotes

Dale Sells motioned to accept the quote from The Painted Caterpillar to repair the wood trim on the columns of the WPV cabana at a cost of \$1657. Blakely Echeverry seconded the motion. Vote was taken and the motion failed 3-3 (Jack, Eric, Michele)

Eric Holt motioned to table the column trim repair issue to a future month in order for the WCA to seek bids from handyman contractors. Michele DelSordo seconded the motion. Vote was taken and the motion carried 4-2 (Dale, Blakely)

➤ **Tennis Court Windscreens w/Logo Option**

Dale Sells motioned to accept the quote from Welch Tennis for tennis court windscreens and to NOT include the logo. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

IX. OTHER BUSINESS

➤ **Engineer Reports for Pool Deck Damage Submitted**

➤ **Review Activity Room Rental Forms & Compare to Revised Rules & Update as Needed**

8:25pm

Blakely Echeverry
Westchase Community Association, Inc.
Secretary