

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
January 14, 2021

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Jan 14, 2021 via Zoom video meeting. Shawn Yesner, President, called the meeting to order at 7:02 PM.

II. ROLL CALL

Directors Present:

Shawn Yesner
Eric Holt
Keith Heinemann
Joaquin Arrillaga
Heather Greeley-Hessefort
Dale Sells
Jim Brinker

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Kelly Shires

Directors Absent:

VMS, Alternates & Committee Members:

Joe Odda
Nancy Sells
Charles Stephens
Lynn Adamson
Don Roszel
Rick Goldstein
Mary Griffin
Ralph Fife

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was waived.

IV. CONSENT AGENDA

Eric Holt motioned to approve the Dec 3, 2020 board minutes. Keith Heinemann seconded the motion. Vote was taken and the motion carried 7-0

V. TREASURER'S REPORT

Dale Sells motioned that the WCA funds currently with Seacoast Bank be transferred to Bank OZK as soon as practical. The process will be implemented by Dale Sells as Treasurer, Shawn Yesner as President and our Greenacre management team. After this transfer all funds are still to be covered by FDIC insurance. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-1 (Jim)

VI. COMMITTEE REPORTS

Covenants Committee

Modification Committee

Master Plan Committee - Joaquin Arrillaga

- Report submitted by Joaquin

Eric Holt motioned to retain the Master Plan Committee in order to prioritize and to value each project and to continue to discuss and bring recommendations to the board. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

VII. OLD BUSINESS

➤ **Nathan Lafer Good Neighbor Award**

Joaquin Arrillaga motioned to nominate Mary Griffin and Rick Goldstein for the Nathan Lafer Good Neighbor Award for 2021. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

➤ **S&T Rules Committee**

Dale Sells motioned to appoint Eric Holt to the S&T Rules Committee for him to take the lead on proposing amendments to the rules. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

VIII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

- O-1 (10311 Lightner)

Heather Greeley-Hessefort motioned to waive 90% of the \$1,000 fine on O-1 and to reinstate the use rights of the facilities, with the \$100 balance due no later than Feb 11, 2021 board meeting and if not paid, then the original fine amount is due immediately; additionally if the violation reoccurs within 90 days of the date of this meeting, then the balance of the original fine is due. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

- O-2&3 (1029 Lightner)

Heather Greeley-Hessefort motioned to waive 90% of the \$1,000 fine on O-2 and O-3 each and to reinstate the use rights of the facilities, with the \$100 balance due for each fine (total \$200) no later than Feb 11, 2021 board meeting and if not paid then the original fine is due. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

- O-4 (10115 Downey)

Heather Greeley-Hessefort motioned to table O-4 to the Mar 11, 2021 board meeting. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

- O-5 (10720 Tavistock)

Heather Greeley-Hessefort motioned to waive 90% of the \$1,000 fine on O-5 and to reinstate the use rights of the facilities, with the \$100 balance due no later than Feb 11 2021 board meeting and if not paid, then the original fine amount is due immediately. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- **Tabled Fines**

- T-1 (12406 Bristol)

Dale Sells motioned to table T-1 to the Feb 11, 2021 board meeting. Eric Holt 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-2, 6, 8 and P-9. Eric Holt 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, 5 and 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 7-0

Dale Sells motioned accept the proposed motion to impose a \$1,000 fine on P-11 and 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 04/14/2021). Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table the proposed fines on P-3, P-4 and P-10 to the Mar 11, 2021 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

➤ **Request for Estate Sale – 9918 Stockbridge**

Eric Holt motioned to approve the estate sale request for 9918 Stockbridge provided the approved guidelines created by the committee for Estate Sales at the Sept 2020 board meeting can be met by the agent submitting the request (Nancy Wood). Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

➤ **Westchase Elementary PTA Request to Host Food Trucks at CW Facility**

Joaquin Arrillaga motioned to approve the February food truck grab-and-go

Tuesdays at the West Park Village Office parking lot with the caveat that if there are issues then the president and manager can handle, pending no objection from legal counsel regarding the potential risk of Covid exposure. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

➤ **Westchase Logo License Agreements**

It is being proposed by legal counsel to request Creative Mailboxes and Metalcraft Industries sign a logo license agreement since the WCA "W" logo is trademarked. Another company called Blind Signs also requested permission to have a license agreement for them to create and sell the W logo.

Dale Sells motioned to establish trademark license agreements for the trademarked stylized "W" logo with Creative Mailboxes and Metalcraft Industries for a one-time fee of \$100. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 4-3 (Keith, Eric, Joaquin)

➤ **Pipeline Contract – Monthly Fee**

Joaquin Arrillaga motioned to increase Pipelines monthly fee by 10% as allowed per the Nov 2019 contract, with the monthly increase being \$105. Eric Holt seconded the motion. Vote was taken and the motion failed 3-4 (Shawn, Heather, Dale, Jim)

Dale Sells motioned to increase Pipelines monthly fee by \$50 per month, as allowed per the Nov 2019 contract. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 4-3 (Keith, Eric, Joaquin)

➤ **Request From Enclave to Use Counrway Parking Lot During Paving Project**

Joaquin Arrillaga motioned to allow the residents in Enclave affected by the paving project during the times requested by Ralph Fife, president of Enclave, subject to potential need for signed waivers if needed. Dale seconded the motion. Vote was taken and the motion carried 7-0

THE BOARD CONVENED INTO A CLOSED EXECUTIVE SESSION AT 9:53PM

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors