

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Feb 11, 2021

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Feb 11, 2021 via Zoom video meeting. Shawn Yesner, President, called the meeting to order at 7:03 PM.

**II. ROLL CALL**

**Directors Present:**

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

**Management & Staff:**

Debbie Sainz, CAM  
Charlotte Adams, CAM

**Directors Absent:**

Keith Heinemann

**VMs, Alternates & Committee Members:**

Joe Odda  
Nancy Sells  
Charles Stephens  
Mary Griffin

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was waived.

**IV. CONSENT AGENDA**

Eric Holt motioned to approve the Jan 14, 2021 board minutes. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

**V. TREASURER'S REPORT**

**VI. COMMITTEE REPORTS**

**Covenants Committee**

**Modification Committee**

Dale Sells motioned to re-appoint himself (Dale Sells), Phil Rainaldi & Sue D'Auria for another 2 year term through Feb 2023, with Sue moving to be an alternate and Cynthia Hutton becoming the full time member. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

**VII. OLD BUSINESS**

➤ **Water Fountains at Pool**

The purchase and installation of the approved bottle filling water fountains was put on a temporary hold pending the outcome of a county grant the WCA applied for.

The WCA was recently notified that we were not approved for the min-grant funds. Therefore, it is being requested that we now proceed with the previously approved fountains for both pool facilities.

A board member inquired on the stand-alone fountain located in front of the cabana building at the CW courts – a proposal to replace it with a bottle filling station will be requested from the vendor in hopes of presenting at the March board meeting.

## VIII. **NEW BUSINESS**

### ➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**

- O-1 thru 4 (10216 Woodford)

Eric Holt motioned to waive each of the four \$1,000 fines levied on O-1, 2, 3 and 4. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- O-5 (9810 Woodbay)

Heather Greeley-Hessefort motioned to table O-5 to the March 11, 2021 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

- O-6 (9102 Woodbay)

Heather Greeley-Hessefort motioned to table O-6 to the Apr 8, 2021 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- O-7 (11929 Derbyshire)

Heather Greeley-Hessefort motioned to waive 90% of the \$1,000 fine on O-7 and to reinstate the use rights of the facilities, contingent on owner installing a layer of mulch in the landscape bed, with the \$100 balance due no later than Mar 11 2021 board meeting and if not paid and corrected, then the original fine amount is due immediately. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled Fines**

- T-1 (10424 Greenhedges)

Dale Sells motioned to accept the proposed motion to not impose a fine on T-1. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- T-2 (12406 Bristol)

Dale Sells motioned to impose a \$1,000 fine on T-2, but if corrected by 04/14/2021 then the fine is waived. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

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

Dale Sells motioned to accept the proposed motion to not impose a fine on P-3, 4 and 6. 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-1, 2, 5 and P-8, 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

Dale Sells motioned accept the proposed motion to impose a \$1,000 fine on P-7 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 05/11/2021). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **Late Accounts to Legal Counsel Timeline (Collection Policy)**

Dale Sells motioned to defer sending delinquent accounts to legal counsel to May 15, 2021. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion failed 2-4 (Joaquin, Shawn, Jim, Eric)

No other motions were made, therefore the WCA will proceed with collections per the WCA Collection Policy.

- **Covid Policy for Facilities & Staff**

Will consult with legal counsel (Shawn will get a clearer proposal to the board with the assistance of Dale & Jim)

- **Countryway Kiddie Pool Heater Replacement**

Joaquin motioned to accept the proposal from Symbiont to replace the Countryway Kiddie Pool heater with an upgraded version PH-090 (cost of \$10,355) that will also cool the pool water temperature, and accept the upgrade for the heater disconnect, meter and fuses (cost \$3510). Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Quote for the Countryway header replacement from 2" pipes to 3" pipes was postponed to the March meeting pending additional information from vendor.

**ADJOURNED 9:35PM**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors