

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Mar 9, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Mar 9, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner -President, called the meeting to order at 6:04 PM following the resident forum.

II. ROLL CALL

Directors Present:

Shawn Yesner
Jack Maurer
Dale Sells
Jim Brinker
Eric Holt
Blakely Echeverry
Michele DelSordo

Management & Staff:

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

VMs, Alternates & Committee Members:

Nancy Sells
Joe Odda
Barry Anderson
Rick Goldstein

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Michele DelSordo motioned to approve the consent agenda item: Feb 9, 2023 meeting minutes. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the insurance renewal proposal as submitted by BKS Ins for renewal period 3/20/2023-3/20/2024 for all policies excluding the property ins that renewed 2/23/23. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

V. OLD BUSINESS

• Cyber Security Policy

Eric Holt motioned to approve the proposal prepared by Cowbell Insurance for a Cyber Security policy at a cost of \$1,522.36 with liability limit of \$1,000,000 and a deductible of \$2,500. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

VI. TREASURER'S REPORT

Dale Sells motioned that the Association Manager continues to review our prepaid accounts and make refunds as deemed appropriate. Jack Maurer seconded the motion. Vote was taken and the motion carried 7-0

VII. **COMMITTEE REPORTS**

Covenant Committee

Modifications Committee

Government Affairs Committee – report submitted by Eric Holt

Eric Holt motioned that the GAC be authorized to spend no more than \$300 for the purpose of organizing and conducting a “2023 GAC Reception” at a local private restaurant establishment. Funds are to be used for the purchase of appetizers and non-alcoholic drinks for attendees Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned for the board to discontinue all discussion relating to bulk fiber optic negotiations. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Temporary Working Group – report submitted by Dale Sells

A final report was submitted by the committee chair with a breakdown of anticipated expenditures either already completed, approved, or anticipated for future consideration as needed based on urgency.

Notifications Committee – report submitted by Eric Holt

Eric Holt motioned that once functionality is verified, the updated notifications options and platform be formally implemented and that the management of this platform be directed by the Board under the following policy:

1. S&T News: administered by the Facilities Manager (or GPI as requested if not time sensitive)
2. WCA Meetings – GPI (or as requested)
3. Westchase Events – GPI (or as requested)
4. Safety & Emergency notifications GPI (or as requested)
5. Neighborhood Specific News – GPI (or as requested by Voting Members)

Blakely Echeverry seconded the motion. Vote was taken and the motion carried 7-0

Exploratory Committee – update provided by Eric Holt

The Exploratory Committee respectfully requested a special meeting of the Board be scheduled for the express purpose of allowing the Committee to formally present their final report; the Committee also requests that GPI personnel not attend this meeting given their notable inclusion in the report and that by doing so would constitute the best climate and practice for ensuring the information is delivered in proper context and also allow time for robust discussion. Said meeting has been scheduled for April 3, 2023 at 6pm and to be located at the S&T Activity Room to allow sufficient room for anticipated attendees.

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**
- **Reaffirm Suspended Fine – 10602 Cobham**

Dale Sells motioned to impose a \$1,000 fine on R-1 due to a repeat of the violation during the 3 month suspension period, 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 7-0

- **Tabled & Proposed Fines**

Dale Sells motioned to not impose a fine on T-2, P-5, 7, 9, 10, 13, 16, 18, and 20-27. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-3, P-15 and P-19 to the Apr 2023 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-4, P-2, 6 and P-14 to the May 2023 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to impose a \$1,000 fine on T-1, P-3, 4, 8, 11, 12 and P-17 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 to accept the proposed motion to impose a \$1,000 fine on P-1 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 06/08/2023). Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **New Life Warehouse – Garage Sale**

The Board took no action on their request and directed management to point them in the direction of the WOW

➤ **WPV – Table All Other Repairs Pending the Pool Deck Repair**

Shawn Yesner motioned to postpone the WPV cabana pillar boot repairs pending the pool deck repair. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Jack Maurer motioned for anything within 60 feet of the deck repair be tabled/postponed until the pool deck repair is completed. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Nathan Lafer Community Service Reward**

Add to the April or May Voting Members agenda (and continue in each recurring year)

IX. OTHER BUSINESS

➤ **Scope of Work Committee**

Jim Brinker motioned to appoint Jack Maurer as chair of the Scope of Work Committee and to seek members to assist. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Jack Maurer motioned to appoint John Mogge to the Scope of Work Committee Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Website Update**

Jack Maurer motioned to remove the WCA's budgets from the Associations website. Eric Holt seconded the motion. Vote was taken and the motion carried 6-1 (Dale)

8:15pm

Blakely Echeverry
Westchase Community Association, Inc.
Secretary