

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

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Mar 11, 2021 via Zoom video meeting. Shawn Yesner, President, called the meeting to order at 7:41 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

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

**Management & Staff:**

Debbie Sainz, CAM  
Charlotte Adams, CAM

**VMs, Alternates & Committee Members:**

Joe Odda  
Rick Goldstein  
Mary Griffin

**Directors Absent:**

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was waived.

**IV. CONSENT AGENDA**

Joaquin Arrillaga motioned to approve the consent agenda items: Feb 22, 2021 minutes, estate sale requests and Covid Related Guidelines for staff. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

**V. TREASURER'S REPORT**

**VI. COMMITTEE REPORTS**

**Covenants Committee**

**Modification Committee**

**VII. OLD BUSINESS**

➤ **Pool Heater Headers**

Dale Sells motioned to approve the proposal to replace the CW main pool 2" heater headers with 3" pipes as proposed by Symbiont at a cost of \$2,450. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-3 (Shawn, Eric, Keith)

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

- O-1 (11828 Lancashire)

Eric Holt motioned to the \$1,000 fines levied on O-1. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

- O-2 (12012 Brewster)

Eric Holt motioned to waive 90% of the \$1,000 fine on O-2 and to reinstate the use rights of the facilities, with the \$100 balance due no later than Apr 8, 2021 board meeting and if not paid, then the original fine amount is due immediately. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

- O-3 (10512 Greencrest)

Eric Holt motioned to table O-3 to the May 13, 2021 board meeting. Substitute motion made by Joaquin Arrillaga to waive 90% of the fine contingent on correction being made to the roof no later than May 31, 2021. Eric accepted the substitute motion. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

- O-4 (10420 Greenhedges)

Eric Holt motioned to waive 90% of the \$1,000 fine on O-4 and to reinstate the use rights of the facilities, with the \$100 balance due no later than Apr 8 2021 board meeting and if not paid, then the original fine amount is due immediately. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

• **Tabled Fines**

- T-1 (10115 Downey)
- T-3 (12115 Marblehead)

Dale Sells motioned to waive the fine on T-1 and T-3. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- T-2 (9810 Woodbay)

Dale Sells motioned to impose a \$1,000 fine on T-2. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- T-4 (11912 Marblehead)

Dale Sells motioned to table the proposed \$1,000 fine on T-4 to the April 8, 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-1, 2, 5, 7, 9-11, and P-16. 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-4, 15 and P-18, 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-12 and P-17, 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 06/11/2021). Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table the proposed \$1,000 fine on P-3 to the April 8, 2021 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table the proposed \$1,000 fine on P-6, 13 and P-14 to the May 13, 2021 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to impose a \$1,000 fine on P-8 if correction to the pvc screening fence is not made by Apr 8, 2021. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- **WOW Appointments**

Heather Greeley-Hessefort, WOW Member, stated the following appointments would be made at the next WOW meeting, increasing the number of WOW Board members from 5 to 6 members:

Jon Stein; Sarah Crisafulli and David Vail

- **Insurance Policy Renewals Effective 3/20/2021**

Presentation made by Denise Martinez, insurance agent with BKS Partners (formerly Lanier Upshaw)

Dale Sells motioned to accept the proposal of policy renewals present by BKS Partners, with the exception to the proposed Property policy and to accept the quote from ICAT for property coverage – total renewal cost of \$56,774 for all policies. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

➤ **Summer Camp 2021**

Eric Holt motioned to reinstate the summer camp program for 2021. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

➤ **Cabana Bldg Mini-Split A/C Unit**

Joaquin Arrillaga motioned to accept the quote from Caldeco option#1 for the 1.5 ton Carrier unit at a cost of \$3845. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

➤ **Food Drive in a Box**

Board took no action on the request from a resident to install a "Food Drive Box" on WCA property.

➤ **Refund Request From Owner for Tennis Lessons Purchased in June 2020**

Eric Holt motioned to reinforce the current program refund policy. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

**ADJOURNED 9:15PM**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors