

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

Apr 8, 2021

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Apr 8, 2021 via Zoom video meeting. Shawn Yesner, President, called the meeting to order at 7:05 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: Mar 11, 2021 minutes and 5-year on-site reserve study. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

**V. TREASURER'S REPORT**

- Mike DeMare, CPA, presented the 2020 Year End Audit.

**VI. COMMITTEE REPORTS**

**Covenants Committee**

**Modification Committee**

**Facility Rules – Eric Holt**

Eric Holt motioned to fund 7am staff for pickleball court usage for the 1 hour time difference at Countryway in order to allow pickleball court usage prior to 8am on weekdays only. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Heather)

**VII. OLD BUSINESS**

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

- O-1 (9102 Woodbay)

Eric Holt 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 May 13, 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

- O-2 (9605 Royce)

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 May 13, 2021 board meeting and if not paid, then the original fine amount is due immediately. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

• **Tabled Fines**

- T-1 (11912 Marblehead)

Dale Sells motioned to not impose the fine on T-1 contingent on getting final approval of the roof INSG from the Voting Members. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- T-2 (10535 Greensprings)

Dale Sells motioned to not impose the fine on T-2. 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, 3, 4, 9, 10, 15, 16, 19, 22, 26 and P-27. 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-2, 6, 7, 8, 13, 18, 20, 21, 24, 25 and P-28, 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-17 and P-29, 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 07/08/2021). 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-5, 11, 12, 14 and P-23 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 May 13, 2021. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

➤ **Countryway Facility Covid-19 Vaccination Site (one-time request)**

Linda Partin & Judy Henry (owners and nurses in Westchase) approached the board requesting permission to set up a pop-up vaccine site at Countryway for two days only to administer Covid vaccines. They are working with the county and health department securing around 1,000 vaccines. They are requesting 4/17 and May 15<sup>th</sup> to be the distribution dates between the hours of 9am and 2pm. PPE equipment will be provided by the County, with volunteers setting up tables and chairs.

Joaquin Arrillaga motioned to approve the request for using the CW pool facility for Covid vaccine distribution on 4/24 and 5/15 between the hours of 9am-2pm, and for the WCA to spend up to \$1,000 to accommodate participants and for Shawn, Debbie & Kelly to work out the date availability and contracting with an off-duty deputy for traffic enforcement. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 4-3 (Jim, Eric, Keith)

➤ **Suspension of Use Rights and Voting Rights on Delinquent Owner Accounts**

Joaquin Arrillaga motioned suspend the use rights of the common facilities of the WCA for those units delinquent more than 90 days in their 2021 annual assessment until assessments and fees are paid in full. This suspension pertains to the owners, their renters, guests and invitees. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Joaquin Arrillaga motioned suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

➤ **Temporary Graduation Signs**

Joaquin Arrillaga motioned to make no exceptions for any CCR/rule and for legal counsel to create a resolution on this motion for future reference. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Heather)

**ADJOURNED 9:13PM**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors