

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
May 13, 2021

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held May 13, 2021 via Zoom video meeting. Shawn Yesner, President, called the meeting to order at 7:00 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:

Deb Guerino
Mary Griffin

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was waived.

IV. CONSENT AGENDA

Keith Heinemann motioned to approve the consent agenda items Apr 8, 2021 minutes with changes to page #3. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

V. TREASURER'S REPORT

VI. COMMITTEE REPORTS

Covenants Committee

Joaquin Arrillaga motioned to appoint Ken Cellupica to the Covenants Committee for a term to expire October 2022. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

Modifications Committee

- No action was taken on imposing an application fee for those applying for home additions, pool decks, pools or retaining walls.

Facility Rules – Eric Holt

Dale Sells motioned to pass along the recommendations presented by Eric Holt regarding staff policies, protocols and procedures related to the operations of the swim& tennis facilities to the PFM with changes to item#1-remove “at all times and without exception” and replace with “whenever people are on deck or in the pool”. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Eric)

VII. OLD BUSINESS

VIII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- Owner Appeals
- Tabled Fines
 - T-1 (10362 Lightner)
 - T-2 (10353 Abbotsford)
 - T-3 (10147 Kingsbridge)
 - T-4 (10522 Weybridge)
 - T-5 (10212 Newington)
 - T-7&8 (10409 Greenmont)

Dale Sells motioned to not impose a fine on T-1-5, T-7 and T-8. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- T-6

Dale Sells motioned to impose a \$1,000 fine on T-6, 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

- Second Notice of Violations with Proposed Fine

Dale Sells motioned to accept the proposed motion to not impose a fine on P-, 3, 4, 10-16, 18-22, 26, 28, 30-32, 37-42 and P-45. 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, 6, 8, 9, 24, 25, 27, 36 and P-44, 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-7, 35, 43, 46 and P-47, 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 08/13/2021). 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-17 to the July 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-23, 29, 33 and P-34 to the June 2021 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

➤ **AB Tennis Contract – Tennis Camp – Amend Section 5**

Section 5 of the current AB Tennis contract requires all coaches, instructors, employees, contractors and agents who interact with participants in the tennis program be certified and be required to attend continuing education and coaching clinics. Coach Alex is asking for the certification requirement to be waived for his summer tennis camp counselors as they will only be part time summer workers helping with the children during camp.

Joaquin Arrillaga motioned to waive the certification requirement as noted in Section 5 of the AB Tennis Contract for his tennis camp counselors. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

➤ **Pipeline Proposed Contract Amendments**

Proposal#1 – change item#5 summer swim team hours from 7am-11am to reflect 4:30pm-7:30pm to allow working parents to keep their children in the swim program

Dale Sells motioned change item#5 in the Pipeline Contract for the summer swim team hours for Mon-Fri to be 4:30pm-7:30pm and keep Saturdays at 7am-11am. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (joaquin)

Proposal#2 – for Pipeline coach to lifeguard at no cost to the HOA during the 5am-8am Mon-Wed-Fri early bird swim hours.

Eric Holt motioned to deny Pipeline second proposal regarding the 5am-8am swim hours. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS
- **Pool Facility Capacities**

Joaquin Arrillaga motioned to put the pools back at full capacity and keep the activity room at 50% limit. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- **In Person Board Meetings** – a poll was taken and board members agreed to in person meetings to be held at the Countryway Activity room beginning the June meeting, with social distancing protocols in place

ADJOURNED 8:20PM

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors