

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
June 10, 2021

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held June 10, 2021 at the Countryway Swim Activity Room located at 10405 Countryway Blvd. Shawn Yesner, President, called the meeting to order at 7:15 PM following the resident forum.

During the resident forum, Drew Lewis approached the Board regarding his USTA Men's Team.

Eric Holt motioned to add Drew Lewis to the 06/10/2021 agenda so the board can discuss his USTA Men's Team. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0
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II. ROLL CALL

Directors Present:

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

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM

Directors Absent:

Jim Brinker

VMs, Alternates & Committee Members:

Joe Odda
Mary Griffin
Charles Stephens
Lucas Capuzzo

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Dale Sells motioned to approve the May 13, 2021 Board minutes Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0
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V. TREASURER'S REPORT

VI. COMMITTEE REPORTS

Covenants Committee

Joaquin Arrillaga motioned to re-appoint Charles Stephens, Russ Crooks and Michele DelSordo to the Covenants Committee for a term to expire July 2023; and to appoint Lucas Capuzzo to a two year term to expire July 2023. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 6-0
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Facility Rules – Eric Holt

Eric Holt provided a draft of proposed changes to the board for their review and recommendations for changes. We will need to check with legal counsel for their review and then confirm timeframe for approval and mailing to owners the proposed changes depending on the Governors decision on changes to the statutes that would affect a mailer.

Joaquin commented that he has been working on revising the current Employee Handbook for facility staff and plan on presenting the draft at the July board meeting.

Nominating Committee

Keith Heinemann motioned to appoint Joaquin Arrillaga as chair of the Nominating Committee. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

VII. OLD BUSINESS

VIII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- **Owner Appeals**

- O-1 (10242 Woodford)

Joaquin Arrillaga motioned to table to the August 2021 board meeting. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- O-2 (10743 Tavistock)

Heather Greeley-Hessefort motioned to deny their appeal and to uphold the \$1,000 fine. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

- O-3 (12031 Brewster)

Heather Greeley-Hessefort motioned to deny their appeal and to uphold the \$1,000 fine. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled Fines**

- T-1 (12322 Wycliff)
- T-3 (12404 Bristol)
- T-4 (12103 Marblehead)
- T-5 (12022 Marblehead)

Dale Sells motioned to not impose a fine on T-1, 3, 4 and T-5. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 6-0

- T-2 (12421 Seabrook)

Dale Sells motioned to table T-2 to the July 2021 board meeting. Heather Greeley-Hessefort 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 - 6, 10, 15-17, 19-23, 25, 27, 30, 31, 34 - 41, 48, 51, 52, 57, 59-61. Heather Greeley-Hessefort 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, 7, 11, 13, 18, 26, 28, 29, 32, 33, 42, 43, 46, 47, 49, 53, 54, 56 and P-58, 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. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table the proposed \$1,000 fine on P-8, 9, 12, 14, 24, 44, 45, 50, 55, 62-65 to the July 2021 board meeting. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

- **Pipeline – Proposed Request for 5AM Early Morning masters Swim**

Coach Patrick of Pipeline submitted a request to the WCA Board for them to consider hiring their Pipeline Coach to operate the Early 5AM swim program in order to meet the WCA's insurance requirements to have a WCA staff member on site; Pipeline would reimburse the WCA the cost of payroll as an additional rent payment to the WCA. (The WCA Board took no action on Pipelines request)

Joaquin Arrillaga motioned to discontinue the Early Bird 5AM masters swim program due to continued loss of revenue and lack of community interest in the program, and for the cancelling of the program to be effective July 1, 2021. Eric Holt seconded the motion. Vote was taken and the motion carried 5-1 (Shawn)

- **Movies in The Park**

The WCA Board approached the CDD Board about using the Montague Street Park for the Movies in the Park beginning October 2021 and running through March 2022. The CDD Board gave the approval for the WCA to host movies once again at the park.

Joaquin Arrillaga motioned for the WCA to begin hosting Movies in the Park again effective Oct 2021 thru Mar 2022. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

IX. OTHER BUSINESS

- **Capital Improvement/Master Plan Committee**

Joaquin stated that he has been working with committee members on preparing a list of wish items for the Master Plan and will submit a report soon.

- **WCA Website**

Joaquin Arrillaga motioned for the WCA to begin the RFP process for a new website. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 6-0

- **USTA 6.5 Men's Team**

Eric Holt motioned for the WCA to approve the 6.5 Mens USTA Team as proposed by Drew Lewis contingent on the team meeting the 50% minimum resident registrants by 6/17. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 5-1 (Keith)

Eric Holt motioned for that there be NO USTA tournaments held prior to 11am on weekends. Joaquin Arrillaga seconded the motion. After much discussion Eric withdrew his motion.

ADJOURNED 9:10PM

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors