

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
July 8, 2021

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held July 8, 2021 at the Countryway Swim Activity Room located at 10405 Countryway Blvd. 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
Keith Heinemann
Joaquin Arrillaga
Heather Greeley-Hessefort
Dale Sells
Jim Brinker

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Kelly Shires

VMs, Alternates & Committee Members:

Nancy Sells
Joe Odda
Rick Goldstein

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Eric Holt motioned to approve the June 10, 2021 Board minutes. Keith Heinemann seconded the motion. Vote was taken and the motion carried 7-0

V. TREASURER'S REPORT

VI. COMMITTEE REPORTS

Modifications Committee

Dale Sells motioned to appoint Brad Lloyd to the Modifications Committee as an alternate, for a term to expire Feb 2023, following the resignation of Sue D'Auria as of July 20, 2021. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

Document Review Committee

Joaquin Arrillaga motioned to appoint Dale Sells, Jim Brinker and Eric Holt to the Document Review Committee and for Dale to be chair and solicit additional volunteers from the Voting Members and residents. Keith Heinemann seconded the motion. Vote was taken and the motion carried 7-0

Government Affairs Committee – Eric Holt

Updates were given on the vulture situation by Rick Goldstein.

Updates were provided by Eric Holt on the cell tower proposal at Glencliff Park.

Eric Holt motioned to for the Westchase Community Association take a formal position in favor of the cell tower project and for the GAC to pursue the project with the CDD. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

VII. OLD BUSINESS

VIII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

- O-1 (10402 Springrose)

Dale Sells motioned to table to the August 2021 board meeting. Keith Heinemann seconded the motion. Vote was taken and the motion carried 7-0

- O-2 (12111 Marblehead)

Joaquin Arrillaga motioned to deny their appeal and deny their request to table to the Aug 2021 meeting and to uphold the \$1,000 fine. Heather Greeley-Hessefort seconded the motion. Vote was taken and the motion carried 7-0

• **Tabled Fines**

- T-1 (10430 Lightner)
- T-2 (10442 Lightner)
- T-3 (10302 Abbotsford)
- T-4 (10350 Abbotsford)
- T-5 (10609 Gretna Green)
- T-8 (9314 Rockport)
- T-9 (12421 Seabrook)

Dale Sells motioned to not impose a fine on T-1, 2, 3, 4, 5, 8 and T-9. Joaquin Arrillagaseconded the motion. Vote was taken and the motion carried 7-0

- T-6 (11819 Derbyshire)
- T-7 (11823 Derbyshire)

Dale Sells motioned to table T-6 & T-7 to the Aug 2021 2021 board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- T-10 (12032 Abbywood)
- T-11, 12, 13, 14 (9522 Greenpointe)
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Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on T-10 thru T-13, 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. Joaquin Arrillaga 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-5, 7, 8 and P-14. Joaquin Arrillaga 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-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. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-1 (Eric)

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-11, 12, 16 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. Joaquin Arrillaga 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, 6 and P-9 to the Aug 2021 board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table the proposed \$1,000 fine on P-10 and P-15 to the Sept 2021 board meeting. Joaquin Arrillaga 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-1, 2, 4 and P-13, 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 10/08/2021). Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- **Employee Handbook Amendments**

Joaquin Arrillaga presented a draft of proposed changes to the employee handbook.

Jim Brinker authorized management to send the proposed changes to legal counsel for review. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

- **Violation Cure Days**

A draft of proposed changes to the cure timeframes was presented after gathering recommendations from board members.

Joaquin Arrillaga motioned for approved the proposed changes to the violation cure day's timeframe. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

➤ **CW Pool Equipment Roof Bids**

Following an inspection from our ICAT Insurance carrier, it was found there was some damage and wear/tear to the shingle roof on the CW pool equipment building. Several bids were received for replacement as most refused to do just a repair because of the condition of the roof.

Dale Sells motioned for approved the proposed bid from Done Rite Roofing for a cost of \$2940 to replace the CW pool equipment shingle roof, and for the WCA to hire an independent roofing contractor/inspector. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS

- **Bathroom Renovations**

Eric Holt motioned for the WCA to form a committee to evaluate the terms of an RFP to renovate the bathrooms at both facilities. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

ADJOURNED 8:45PM

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors