

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Aug 10, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Aug 10, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:05 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michele DeISordo
Shawn Yesner
Blakely Echeverry
Dale Sells
Jim Brinker
Eric Holt

Management & Staff:

Debbie Sainz, CAM
Dwight Kilgore, FM
Charlotte Adams, CAM

Directors Absent:

Jack Maurer

VMs, Alternates & Committee Members:

Michiel Oostenbrink
Nancy Sells
Terry Lanzar
Barry Anderson
Rick Goldstein
Steven Splaine
Dawn Gingrich
Charles Stephens
Dyan Pithers
Joe Odda
Judy Olivieri
Dan Perez

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Michele DeISordo motioned to approve the consent agenda items July 13 and 27, 2023 meeting minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

2024 Draft Budgets #1 - #4

Four different budgets were presented to the board for consideration: Draft#1 resulted from the VM meeting; Draft #2 changed the capital contribution fee to \$500; Draft #3 changed the capital contribution fee to \$750; Draft #4 changed the capital contribution fee to \$1,000

Dale Sells motioned for the reserves for the WCA Mgmt Office Building Main Server (line 197) and Printer (line 201) be released (\$8,415) and reallocated to Village Swim & Tennis Club Pool Resurfacing (line 147). Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to approve Draft Budget #3 changing the number of closings per month to 11, setting the capital contribution fee to \$750 and to match the USTA fee in the income section to the same amount as the insurance cost – final assessment calculated to be \$364. Michele DeISordo seconded the motion. Vote was taken and the motion carried 5-0-1 (Eric)

VII. **COMMITTEE REPORTS**

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Eric Holt

Modification Committee

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals – O-1 10217 Woodford & O-4 10613 Chambers**

Eric Holt motioned to waive the entire fine on O-1 and O-4. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **Owner Appeals – O-5 10501 Barnstable**

Jim Brinker motioned to waive the entire fine on O-5. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **Owner Appeals – O-6 9629 Gretna Green**

Blakley Echeverry motioned to waive the entire fine on O-6. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **Owner Appeals – O-2 10420 Snowden & O-3 10743 Tavistock**

Dale Sells motioned to table the appeal of O-2 and O-3 to the October 2023 board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled & Proposed Fines**

Dale Sells motioned to not impose a fine on P-3, 4, 8, 14, 16, 21, 24 and P-25. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table the proposed fine on P-19, 20, 22 and P-26 to the Sept 2023 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table the proposed fine on P-5 and P-13 to the Oct 2023 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to impose a \$1,000 fine on T-1, P-6, 7, 15, 17, 18 and P-23 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. Jim Brinker 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, 9, 10, 11 and P-12 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 10/12/2023). Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

➤ **Reserve Budget Items Planning**

Eric Holt motioned for the association's managers get a visual cosmetics report by inspection by the end of October 2023 for those reserve items with zero lifespan and those to be due in 2024, and then for the board to hold a special meeting in November to review. Shawn Yesner seconded the motion. Vote was taken and the motion carried 6-0

➤ **2024 GPI One Year Contract Addendum**

Dale Sells motioned to accept and approve the one year contract extension with GPI for calendar year 2024 as presented by GPI. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 6-0

IX. OTHER BUSINESS

- **Pool Rental Fee Proposal (prepared by Dwight Kilgore – facility manager)**

Eric Holt motioned to accept the pool rental fee proposal as presented by Dwight Kilgore, the facility manager, with cost per lane per hour to be adjusted as needed. Michele DelSordo seconded the motion. Vote was taken and the motion carried 5-0-1 (Blakley)

8:05PM

Blakely Echeverry
Westchase Community Association, Inc.
Secretary