

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Sept 7, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Sept 7, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:20 PM following the resident forum.

II. ROLL CALL

Directors Present:

Jim Brinker
Shawn Yesner
Dale Sells
Eric Holt

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM

Directors Absent

Jack Maurer
Blakley Echeverry
Michele DelSordo

VMs, Alternates & Committee Members:

Michiel Oostenbrink
Nancy Sells
Joe Odda
Barry Anderson
Charles Stephens
Brad Lloyd
Dan Perez
Dawn Gingrich

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Eric Holt motioned to approve the consent agenda item: Aug 10, 2023 meeting minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

IV. OLD BUSINESS

▪ 2024 Budget Reconsideration – Re-allocate Anticipated Reserve Interest

Eric Holt motioned to apply the anticipated 2024 budgeted reserve interest in the amount of \$25,000 to the reserve budget and reduce the 2024 assessment by \$7. Discussion was held – refer to the report submitted by Dale Sells as treasurer titled “Use of Reserve Interest to Reduce Assessment”. There was no second to the motion.

V. TREASURER’S REPORT

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Dale Sells motioned to appoint two alternate members to the Covenant Committee at the request of Covenant Chair, Charles Stephens: Rachel Comelia & Melissa Voelker, for a two-year term effective Sept 2023. Eric Holt seconded the motion. Vote was taken and the motion carried 4-0

Government Affairs Committee – report submitted by Eric Holt

Modification Committee – report submitted

RFP Committee – report submitted

VII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals – O-2 10531 Weybridge**

Dale Sells motioned to deny the appeal on O-2. There was no second to the motion.

Eric Holt motioned to waive 90% of the \$1,000 fine on O-2 with the balance due by the October board meeting, and if not paid then the entire amount becomes due and owing. Jim Brinker seconded the motion. Vote was taken and the motion carried 3-1 (Dale)

• **Owner Appeals – O-3 10566 Greensprings**

Dale Sells motioned to waive 90% of the \$1,000 fine on O-3 with the balance due by the October board meeting, and if not paid then the entire amount becomes due and owing. Eric Holt seconded the motion. Vote was taken and the motion carried 4-0

• **Owner Appeals – O-1 10223 Millport**

Dale Sells motioned to table the appeal of O-1 to the November 2023 board meeting pending submission of a modification application to plant 2 more trees. Eric Holt seconded the motion. Vote was taken and the motion carried 4-0

• **Tabled & Proposed Fines**

Dale Sells motioned to not impose a fine on T-2 thru T-7, P-1, 4, 9, 10 and P-13. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

Dale Sells motioned to table the proposed fine on P-2 and P-3 to the Nov 2023 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

Dale Sells motioned to table the proposed fine on T-1 and P-5 to the Oct 2023 board meeting. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

Dale Sells motioned to impose a \$1,000 fine on R-1, P-6, P-8 and P-11 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 4-0

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-7 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 12/07/2023). Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

➤ **Block Party Approval Request**

Dale Sells motioned for the association to not object to a block party request along Tavistock Drive as requested and present by Charles Calandra, resident of Chelmsford. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-0

VIII. OTHER BUSINESS

7:26 PM

Blakely Echeverry
Westchase Community Association, Inc.
Secretary