

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Oct 12, 2023

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Oct 12, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:00 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

Jim Brinker  
Shawn Yesner  
Michele DelSordo  
Rick Goldstein  
Jack Maurer  
Michiel Oostenbrink  
Terry Boyd

**Management & Staff:**

Debbie Sainz, CAM  
Charlotte Adams, CAM

**Directors Absent**

**VMs, Alternates & Committee Members:**

Dan Perez  
Nancy Sells  
Joe Odda  
Dawn Gingrich  
Charles Stephens

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**III. CONSENT AGENDA**

Terry Boyd motioned to approve the consent agenda items: Sept 7 & 14, 2023 meeting minutes. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

**IV. OLD BUSINESS**

**V. TREASURER'S REPORT**

Michiel Oostenbrink provided an update on the status of the active CD's and those coming up for maturity.

**VI. COMMITTEE REPORTS**

**Covenant Committee – minutes submitted**

**Government Affairs Committee – report submitted by Rick Goldstein**

Rick Goldstein motioned to appoint Greg James, Terry Boyd and John Frazier to the Government Affairs Committee for a two-year term. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

**Modification Committee – report submitted**

### **RFP Committee – minutes submitted**

Rick Goldstein motioned to appoint Russ Crooks and Dyan Pithers to the RFP Committee, and to remove Blakley Echeverry from the Committee. Terry Boyd seconded the motion. After discussion, Terry removed his second.

Rick Goldstein motioned to ratify the appointment of Russ Crooks to the RFP Committee. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Rick Goldstein motioned to remove Blakley Echeverry from the RFP Committee. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

### **Scope of Work Committee – draft report submitted by Jack Maurer**

After review of the draft scope prepared by Jack Maurer, it was decided to have a Special Board meeting to appoint additional committee members – meeting to be held on Oct 26 at 6pm at the WCA office.

## **VII. NEW BUSINESS**

### **➤ Board Proposed Fines/Appeals**

- **Owner Appeals - none**
- **Tabled & Proposed Fines**

Jim Brinker motioned to not impose a fine on T-3, P-5, 6, 9 & P-10. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to table the proposed fine on T-6, P-12 and P-14 to the Nov 2023 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to table the proposed fine on T-4 to the January 2024 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on T-1, T-2 and T-5 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. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on P-3, 11, 13 and P-15 and 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 01/11/24). Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on P-1, 2, 4, 7 and P-8 and for the resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines subsequently waived so long as correction is made no later than 11/12/23. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Cancel Insurance Coverage for "Adult/USTA Tennis" from Accident & GL Policies**

Shawn Yesner motioned to remove the "100 participants" for the Adult/USTA Tennis from the General Liability and Accident policies. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Aquatic Fitness Instructor – Contract Extension Through Feb 2024**

A request was made by Linda Senkowitz to extend her contract agreement for another 3-month period Nov 2023 – Feb 2024 class session. Based on a previously approved "Pool/Lane Rental policy prepared by the facility manager, the monthly fees are calculated as follows:

For 3 lap lanes reservations- Nov & Dec 2023 rental comes to \$173.90 per month; eff. Jan 2024 monthly fee increases to \$197.08 due to increase in annual assessment.

These costs are for a 10am-11am session.

Classes beginning at 9am would be \$503.23 and \$526.41 respectively due to needing an additional lifeguard needed to cover the class.

After discussion, the board authorized Debbie Sainz, LCAM & Dwight Kilgore, RFM to work out the details with the contractor.

➤ **Tennis Court Lights Replacement**

Proposals to replace all of the ballasts and light bulbs at one time on all tennis courts (vs. LED lighting) was submitted to the Board. After review and discussion, it was decided to postpone any light replacements until a review of the "cosmetic review analysis" is prepared and submitted to the board.

➤ **Revised Modification Application Procedures**

Rick Goldstein motioned for approve the proposed changes to the Modification Application Procedures as presented by management. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Projector Replacement Quotes**

Tabled to Nov board meeting pending additional quotes that are pending

**VIII. OTHER BUSINESS**

**8:20 PM**

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Terry Boyd  
Westchase Community Association, Inc.  
Secretary