

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Nov 9, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Nov 9, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:15 PM following the resident forum.

II. ROLL CALL

Directors Present:

Jim Brinker
Shawn Yesner
Michele DelSordo
Rick Goldstein
Jack Maurer (via zoom)
Michiel Oostenbrink
Terry Boyd

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM

Directors Absent

VMs, Alternates & Committee Members:

Dan Perez
Nancy Sells
Joe Odda
Barry Anderson
Teresa Lanzar

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Terry Boyd motioned to approve the consent agenda item: Oct 12, 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 year to date financial position.

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Rick Goldstein

Modification Committee – minutes submitted

RFP Committee – minutes submitted

Rick Goldstein motioned to appoint Dyan Pithers to the RFP Committee. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0.

Bathroom Renovations Committee – draft report submitted by Jack Maurer

Rick Goldstein motioned to accept the draft scope of work for the bathroom renovations as presented by Teresa Lanzar and Jack Maurer. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0.

It was requested by the Board to email the Voting Members a copy of the Initial draft of the bathroom renovations scope of work FOR INFORMATIONAL PURPOSES ONLY.

Swim & Tennis Committee

Terry Boyd motioned to reactivate the Swim & Tennis Committee as allowed per the Associations Bylaws. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0.

VII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- **Owner Appeals - 4**

O-1; O-2 - 12408 Seabrook

Jim Brinker motioned to waive 90% of the two \$1,000 fines on O-1 and O-2, and for the remaining \$200 (\$100 each fine) is due no later than the Dec 14 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0.

O-3 - 9623 Greenpointe

Rick Goldstein motioned to table the imposed fine appeal on O-3 to the April 2024 board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0.

O-T-1 10223 Millport

Jim Brinker motioned to table the imposed fine appeal on O-T-1 to the December 14, 2023 board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0.

- **Tabled & Proposed Fines**

Jim Brinker motioned to not impose a fine on T-3, 5, 6, 7, P-2 thru 6, 10, 13, 14, 15, 19, 20, 23 and P-26. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

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

Jim Brinker motioned to table the proposed fine on P-7, 11, 12 and P-22 to the Dec 2023 board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on T-2, P-8, 9, 16, 17, 18, 21, 24 and P-25 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. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on P-27 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 02/08/24). Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to suspend the resident's facility use rights for 30 days on P-1, with the first day of suspension being the fifth day after confirmation by the Covenant Committee. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Projector Replacement Quotes**

Rick Goldstein motioned to accept the quotes from Imagine Audio to replace the projectors at the Countryway activity room and the WCA conference room office. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Amended Janitorial Contract**

Michele DelSordo motioned to approve the janitorial contract renewal for a monthly rate of \$215 as presented. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Water Softener Quotes**

Terry Boyd motioned to table the water softener quotes to the Dec 2023 board meeting in order for Jack Maurer to have time to review estimates in order to give the Board his recommendation. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Enclave On-Street Parking Resolution**

Terry Boyd motioned to approve the Enclave On-Street Parking Resolution as prepared by legal counsel for Enclave and reviewed by the WCA's legal counsel (SLK). Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

VIII. OTHER BUSINESS

Dec 5, 2023 – Special Meeting of the Board of Directors @ 12PM to review the “cosmetics reserve analysis’ that was prepared by management for those reserve line items that are fully funded and those coming up for fully funding in 2024

8:13 PM

Terry Boyd
Westchase Community Association, Inc.
Secretary