

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Dec 14, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Dec 14, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:02 PM following the resident forum.

II. ROLL CALL

Directors Present:

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

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM

Directors Absent

Jim Brinker

VMs, Alternates & Committee Members:

Joe Odda
Cal Hargreaves
Greg James
Barry Anderson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Nov 9, 2023 meeting minutes. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

Michele DelSordo motioned to approve the Glencliff 2024 budget as submitted. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to approve the Glencliff Management Contract with Alex Parent for 2024 and 2025 as submitted. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

IV. OLD BUSINESS

Jack Maurer motioned to approve the Countryside quote for a water softener replacement at Countryway Pool facility in the amount of \$3,695, and note that the other 2 vendors failed to supply adequate information that was requested of them. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

V. TREASURER'S REPORT

Michiel Oostenbrink provided an update on the status of year-to-date financial position.

Rick Goldstein motioned to approve the Rollover of Excess Income for calendar year 2023. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0 (Shawn stepped away)

VI. **COMMITTEE REPORTS**

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Rick Goldstein

2024 schedule of guests invited to the Voting Member meetings:

Jan = Mayor of Oldsmar

Feb = Commissioner Cohen

Mar = Lisa Silva, County Public Works

Spring = Bonnie Wise, County Administration

Rick Goldstein motioned to appoint Dale Sells to GAC. Michele DelSordo seconded the motion. Vote was taken and the motion carried 5-0 (Shawn stepped away)

Drawings of a proposed crosswalk from WPV to Westchase Elementary were presented to the board. Lisa Silva from Hillsborough County spoke on the proposed crossing, with much discussion following the presentation.

Rick Goldstein motioned to table further discussion on the proposed school crosswalk from WPV until we have more information. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0

Modification Committee – minutes submitted

RFP Committee – minutes/report submitted

Bathroom Renovations Committee

Nine (9) RFP's were mailed on Dec 1st to various vendors for bidding (8 emailed to same) with bids due no later than 12/22/23 for initial review. Only 4 of the vendors responded via email or phone call confirming their willingness to submit a bid.

Swim & Tennis Committee

Terry Boyd motioned to have 7 members on the S&T Committee, with two being board members, for a two-year term per the Associations ByLaws. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0.

Rick Goldstein motioned to appoint Jack Maurer and Terry Boyd to the neutral position on the S&T Committee to fill the board member positions, with term expiring Dec 2025. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0.

Michele DelSordo motioned to appoint Renee Wargo to the neutral position on the S&T Committee, with term expiring Dec 2025. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0.

Rick Goldstein motioned to appoint Greg James to the swim position on the S&T Committee, with term expiring Dec 2025. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0.

Michele DelSordo motioned to appoint Pam Wilcox to the swim position on the S&T Committee, with term expiring Dec 2025. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0.

Michiel Oostenbrink motioned to appoint Dan Haigy to the tennis position on the S&T Committee, with term expiring Dec 2025. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0.

Jack Maurer motioned to appoint Sean Lynch to the tennis position on the S&T Committee, with term expiring Dec 2025. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0.

S&T	Terry Boyd (neutral)
	Jack Maurer (neutral)
	Renee Wargo (neutral)
	Greg James (swim)
	Pam Wilcox (swim)
	Dan Haigy (tennis)
	Sean Lynch (tennis)

VII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals - 1**

O-1 10223 Millport (Malafronte)

Jack Maurer motioned to waive 90% of the two \$1,000 fines on O-1 and for the remaining \$100 due no later than the Jan 11, 2024 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0.

• **Tabled & Proposed Fines**

Jack Maurer motioned to not impose a fine on T-3T-1, 2, 3, T-4, P-7, 8, 11, 12, 13, 18, 19 and P-20. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Jack Maurer motioned to table the proposed fine on P-14 to the Jan 2024 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion

carried 6-0

Jack Maurer motioned to impose a \$1,000 fine on P-5 and p-10 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 6-0

Jack Maurer motioned to impose a \$1,000 fine on P-1, 2, 3, 4, 6 and P-9 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 03/14/24). Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Jack Maurer motioned to suspend the resident's facility use rights for 30 days on P-15 and P-17, 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 6-0

Jack Maurer motioned to waive the suspension of use rights on P-16. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

➤ **Staff/Non-Staff Year End Gifts**

Rick Goldstein motioned to give the same amount as 2022 to the lifeguards for their year-end gift (\$100 each for new lifeguards under 1 yr; \$200 for years 1-3; \$250 for 4+ years employment), and for Dwight Kilgore to get \$500, with the total gifts coming to \$3,050 of a \$5,000 budget. Shawn Yesner seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to give the same amount as 2022 to the Westchase non-staff as follows: Charlotte Adams \$1,250; Calvin Boyd #350; Cyndi Moses \$500; Debbie Sainz \$1,250; with total gifts coming to \$3,350 of a \$3,500 budget. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

➤ **Pipeline's Contract Renewal 2024 – Proposed Increase**

Terry Boyd motioned to extend Pipeline's contract for 1 year beginning Jan 1, 2024 with a 10% increase to the monthly fee (to \$1,127.50), and to work with legal counsel to amend contract to eliminate the 10% increase restriction on the maximum allowed increase. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

➤ **AB Tennis Contract Renewal Feb 2024**

Michiel Oostenbrink motioned to extend AB Tennis' current contract for 1 year beginning Feb 1, 2024 with a 10% increase to the monthly fee (to \$1,100). Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

➤ **WPV Pool Deck Repair Quote – GA Nichols**

Terry Boyd motioned to table the quote for the WPV pool deck repair to the Jan 11, 2024 board meeting in order to solicit an additional bid from the contractor recommended by Jack Maurer. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-0

VIII. OTHER BUSINESS

Facility Rules & Regulations - both the HOA manager and Facility manager are proposing amending some of the Facility Rules & Regs. Michele DelSordo offered to assist the managers with preparing the amendments.

8:50 PM

Terry Boyd
Westchase Community Association, Inc.
Secretary