

**WESTCHASE COMMUNITY ASSOCIATION, INC.
VOTING MEMBERS MEETING**

Jan 9, 2024 MINUTES

I. CALL TO ORDER

Shawn Yesner, President, called the Voting Members Meeting to order at 6:30pm once quorum was reached. There were 3,065 Members of the Association represented by the presence of the Voting Members via zoom meeting. The notice was also posted on the WCA marquees on 01/04/2024.

II. ROLL CALL

Members Present

Abbotsford – Chris Jones
Bennington – Russ Crooks
Brentford – Michiel Oostenbrink
Bridges – Dawn Gingrich
Castleford – Mary Banks
Chelmsford – Joanne Maurer
Classic TH – Jim Brinker
Enclave – Christine Hennes
Glencliff – Shirley Boyd
Glenfield – Thomas Bruce
Greens – Stephen Splaine
Harbor Links – Michael Thomas
Kingsford – Forrest Baumhover
Radcliffe – Eric Holt
Saville Rowe – Ed Spink
Shires – Barry Anderson
SFH of WPV – Mary Griffin
Stockbridge – Ed Siler
Stonebridge – Mark Crooks
TH of WPV-Jeff Clemente
Traditional TH – Nicole Gitney
Village Green – Brad Lloyd
Villas of WPV – Steve Enzor
Vineyards – Pam Senk
Woodbay – W.Cal Hargreaves
Woodbridge – Larry Collins/Rick Goldstein
Wycliff – Terry Lanzar

Members Absent

Arlington
Keswick
Stamford

Staff Members Present

Debbie Sainz, LCAM, CMCA
Charlotte Adams, LCAM

Other Members Present

Terry Boyd (board)
Jack Maurer (board)
Keith Heinemann (VM alt)
Charles Stephens (VM alt)
Dan Perez (VM alt)
Nancy Sells (VM alt)

No Voting Members

Reserve at WPV
Worthington
Berkeley

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

IV. Minutes

• **Approval of Meeting Minutes for Nov 14, 2023 Minutes**

Rick Goldstein made the motion to approve the 11/14/23 meeting minutes. Russ Crooks seconded the motion. A vote was taken and the motion passed 26-0
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V. New Business

• **Amendments to Residential Guidelines and Baybridge INSG**

- (1) **Section 2.2.13 of the Guidelines**: The draft amendment would allow aluminum fences that comply with section 2.2.15.C to extend to the rear Lot line on any Lot that abuts a lake, pond or conservation area (despite “no fence zone” language in any INSG). Several INSGs currently provide that fences on lots that abut ponds and conservation areas may not extend more than half way back toward the rear property line. The amendment would allow aluminum fences to extend to the rear property line because they do not obstruct views.
- (2) **Section 2.1.12 of the Guidelines**: Several owners have requested black garage doors. The draft amendment would add 6258 Tricorn Black to Appendix A-6 as an approved color for trim. Consequently, if the amendment is approved, Tricorn Black would be authorized for garage doors, exterior entry doors, borders around windows, and all other elements of “trim” as defined in section 2.1.12 of the Guidelines.

(3) **Baybridge INSGs:** The draft amendment would revise requirements for fences on lakes, ponds or conservation areas, by removing the no fence zone, removing different options for fence heights and clarifying that that only metal fences which comply with section 2.2.15.C of the Guidelines may be installed in yards that abut lakes, ponds, or conservation areas. (Because section 2.2.13 of the Guidelines was amended to provide that only metal fences are permitted on Lots that abut lakes, ponds, or conservation areas, there is no longer a need for a no fence zone to protect views against vinyl or wood fences in Baybridge.)

AMENDMENTS	#1 (Section 2.2.13)		#2 (Section 2.1.12)		INSG-baybridge fences	
	YES	NO	YES	NO	YES	NO
Abbotsford-40	40		40		1	
Arlington-76						
Bennington-106		106	106		1	
Berkeley Sq.-122						
Brentford-85		85		85	1	
Bridges-235	235		235		1	
Castleford-69		69	69		1	
Chelmsford-100		100		100	1	
Classic TH-94	94		94		1	
Enclave-108		108	108		1	
Glenclyff-48		48	48		1	
Glenfield-101	101		101		1	
Greens-420	420		420		1	
Harbor Links-172		172	172		1	
Keswick-64						
Kingsford-132		132		132	1	
Radcliffe-154		154		154	1	
Rsv @ WPV-36						
Saville Rowe-36	36			36	1	
Shires-235		235	235		1	
Single Family-150	150		150		1	
Stamford-61						
Stockbridge-68	68		68		1	
Stonebridge-66		66	66		1	
TH of WPV-59		59		59		1
Traditional TH-51		51	51		1	
Village Green-90	90		90		1	
Villas-92	92		92		1	
Vineyards-120		120	120		1	
Woodbay-164		164	164		1	
Woodbridge-40	40		40		1	
Worthington -90						
Wycliff-30		30	30		1	
Totals:	1366	1699	2499	566	26	1
Need 66% (2319)					2/3 of VMs voting	
	fail		pass		pass	

VII. Other Business

- **GAC Update** – A presentation was given by Rick Goldstein, GAC V.P., of the proposed crosswalk from WPV to Westchase Elementary at the corner of Bentley Way across Linebaugh Avenue.
- **RFP Update** – A Power Point presentation was given by Dyan Pithers, member of the RFP Committee, on the status of the draft RFP and answers to Frequently Asked Questions (FAQ's). Several items had been previously emailed to all VM's and alternates for any input or questions they might have. Those items emailed included a copy of the 20-page draft RFP, Decembers Committee Report, RFP Technical Requirements Appendix A, Evaluation Matrix and a Q&A report.
- **Mayor of Oldsmar** – unable to attend – his attendance has been moved to February.

ADJOURNMENT

Motion made to adjourn the meeting and voted unanimously 8:15PM
