

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Feb 8, 2024

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Feb 8, 2024 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
Terry Boyd
Shawn Yesner
Michele DelSordo
Rick Goldstein
Jack Maurer
Michiel Oostenbrink

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Dwight Kilgore, RFM

Directors Absent

**VMs, Alternates &
Committee Members:**

Joe Odda
Nancy Sells
Dales Sells
Eric Holt
Dan Perez

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Jan 11, 2024 meeting minutes with proposed additions prepared and submitted by Michiel Oostenbrink. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

IV. OLD BUSINESS

WPV Pool Deck Repair

Rick Goldstein motioned to accept the quote submitted by G.A. Nichols for the WPV pool deck repair in the amount of \$69,875. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-1 (Jack)

Countryway Bathroom Renovations

- Three bids were submitted by contractors out of 9 RFP's sent:

Hoffman Design Build	\$ 79,886.40
Munyan	\$108,920.00
Handyworks property Svcs	\$ 97,719.00

Rick Goldstein motioned to accept the quote submitted by Hoffman Designs for the Countryway bathroom renovation pending revisions following Jack Maurer's upcoming conversation with the contractor on some bid issues/amendments needed. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

V. **TREASURER'S REPORT**

- -the board requested the facility manager to get with Symbiont, the service provider for the pool heaters, to request they attend a Board meeting to explain how the heaters operate and what happens when one unit goes down.

VI. **COMMITTEE REPORTS**

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Rick Goldstein

Modification Committee – minutes submitted

RFP Committee – minutes submitted

VII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals - 3**

O-1 10309 Lightner (Sanchez)

Jim Brinker motioned to table O-1 to the March board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0.

O-2 10420 Snowden (Daniels)

Jim Brinker motioned table O-2 to the April board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

O-3 10114 Radcliffe (Petit)

Jim Brinker motioned to deny the appeal on O-3. Rick Goldstein 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-1, P-1, 3, 5, 8, 9, 17, 18, 19, 20 and P-21. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to table the proposed fine on P-15 to the Mar 2024 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on P-2, 4, 6, 11, 12, 13 and P-22 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. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to impose a \$1,000 fine on P-7, 10, 14 and P-16 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 05/09/24). Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Appoint Welcome Committee Chair**

Rick Goldstein motioned to appoint Charles Stephens as the Welcome Committee chair. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Glencliff Villas Paint Bids**

Glencliff Villas submitted several bids for repainting the 48 Glencliff Villas over a two year period per their approved paint color palette:

Specialized Coatings	\$138,960
CertaPro Painters	\$117,300
Carlson Construction	\$134,400

Terry Boyd motioned to accept the quote from Specialized Coatings for repainting the Glencliff Villas over a two year period at a cost of \$138,960. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Property Insurance Renewal 2/23/24-2/23/25-ICAT**

This insurance renewal is only for the Countryway facility property coverage thru ICAT. The remaining coverages will renew in June 2024 with different carriers.

Rick Goldstein motioned to accept/approve the insurance renewal for property coverage through ICAT at a cost of \$13,162.39. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Amended Resolution – Enclave Street Parking**

Terry Boyd motioned to approve the Enclave Street Parking Amended Resolution as presented by the association's legal counsel. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **WOW Activities**

Terry Boyd motioned to support the WOWs printing of the scavenger hunt documents in the amount of \$1,000, plus an additional \$500 for restaurant gift cards with the WCA being named as a sponsor. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Pipeline Request for WPV Pool Use**

Rick Goldstein motioned to approve the request from Pipeline to allow the team use of the WPV pool ONLY when the Countryway pool is unavailable (at the discretion of management) for the hours of 5:30pm-7pm and only on Mondays and Wednesdays. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **WPV Pool Resurface Bids**

The Association received several bids to resurface the WPV pool during the deck repair in order to save costs on water:

	Pool Resurface	Tile	Scum Gutter	Ladder
<u>Phillips Pool</u>	\$ 58,859.93	\$57,383.34	\$14,256.73	0
	(132,457.50 includes tax – kiddie pool to be done for free)			
<u>Shoneys Pool</u>	\$ 121,850	\$49,873.00	\$14,250.00	\$8,070
	(194,043; kiddie pool quote = \$24,130)			
<u>Pool Patrol</u>	\$86,092.58	\$58,690.00	\$7,700.00	0
	(152,482.58; kiddie pool = \$8,274.99)			
<u>Vermana</u>	\$185,070.0	\$16,495.00	?	0
	(227,230; includes \$15,000 to "stich" two visible cracks; also includes \$10,665 to replace the pool LED lights)			

Michiel Oostenbrink motioned to accept the quote from Pool Patrol for the WPV pool resurface at a cost of \$160,757.57 for both main and kiddie pool, so long as the vendor confirm a 100% chip out of surface. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

VIII. OTHER BUSINESS

➤ **Janitorial Bids (Dwight Kilgore)**

Two bids were submitted by the facility Manager, Dwight Kilgore, to perform weekly/monthly cleaning of the facility bathrooms:

- DBS Bldg Solutions \$350/month 1x/week cleaning @ WPV
\$100 initial cleaning
- Peppers Cleaning \$150/month 1x/month cleaning per facility
\$300 initial cleaning per facility

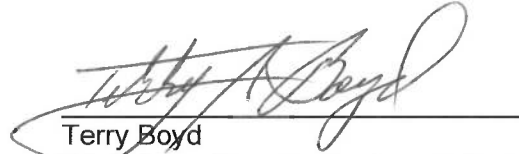
Jim Brinker motioned to have one deep cleaning done now at each facility. Jack Maurer seconded the motion. Vote was taken and the motion carried 5-2 (Shawn, Rick)

➤ **Spring Break Pool Party (Dwight Kilgore)**

The facility manager, Dwight Kilgore, proposed to the board to host a Spring Break Pool Party on march 9th – it was initially discussed getting Kona Ice or Froyo here and

for the WCA to support the function with up to \$750 of the social funds. Dwight commented that since he had most supplies form the last event that no funds were needed for the party. After discussion of the pending pool deck repairs and pool resurface, along with the WOW Events and monies allocated to support the WOW, the Board rescinded their offer of the \$750 and to postpone the spring break party to a different time until the deck and pool are completed.

8:00 PM



Terry Boyd
Westchase Community Association, Inc.
Secretary