

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Jan 11, 2024

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Jan 11, 2024 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
Terry Boyd
Shawn Yesner
Michele DelSordo
Rick Goldstein
Jack Maurer (via zoom)
Michiel Oostenbrink

Management & Staff:

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

Directors Absent

**VMs, Alternates &
Committee Members:**

Joe Odda
Mary Griffin
Russ Crooks
Joanna Maurer
Nancy Sells
Dan Perez
Chrles Stephens
Eric Holt
Teresa Lanzar

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.
Following the pledge of allegiance, the Westchase Medallion was presented to Doug Mays, CDD Maintenance Supervisor, preceding his upcoming retirement in April.

III. CONSENT AGENDA

Terry Boyd motioned to approve the Dec 14, 2023 meeting minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

IV. OLD BUSINESS

WPV Pool Deck Repair – bid review postponed pending bid from contractor proposed by Jack Maurer (TriCounty should have reached out to AD Engineering by now per conversation between Jack and TriCounty in December)

Jim Brinker motioned to assemble the board in 2 weeks time to compare bids in hopes Tricounty submits by Jan 24th, with meeting date set for Jan 25th at 5:30pm. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-1 (Michiel)

V. TREASURER'S REPORT

Michiel Oostenbrink provided an update on the status of year-end 2023 financial position.

Retained Revenue for 2022 was -\$155,126.44. Last year (2023) ended the year at a deficit of \$173,421.81. As a result, Excess Cash for the Association, which

historically has had a healthy balance (2017-2021 average balance = \$306,379), has been reduced to \$11,833.

2024 Budgeted Expenses are \$1,578,087.87. The six-month Appropriated Funds (AF) balance, which reflects six months of operating expenses that the Association needs to fund (safety net), for 2024 is \$789,043.93. Given the current Appropriated funds balance is \$680,244.65, an additional \$108,819.28 is needed to fund this in January.

This would typically be funded through Excess Cash, but since there are not enough funds available (\$96,985.28 short) and after also accounting for the estimated pool deck repair cost (\$69,875), which was not budgeted for 2024, the best course of action is to make a motion to drop the Association's Appropriated Funds Requirement from 6 months down to 4 months for now. This will provide \$96,153.36 of Excess Cash that will most likely be needed for upcoming projects, such as the WPV pool deck repair and resurfacing. The Board could then determine how to replenish the Appropriated Funds, either next year or over the course of the next two years.

After much discussion regarding the 2023 loss of funds and the upcoming requirements for appropriated funds, the board motioned to amend the requirements as follows:

Michiel Oostenbrink motioned to lower the Appropriated Funds bank account balance to 4 months (vs the existing 6 months), bringing the fund balance to \$526,029.32 for 2024. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Rick Goldstein

GAC had several attendees at the meeting to discuss the proposed crosswalk from WPV to Westchase Elementary:

Joshua Bellotti; Commissioner Joshua Wostal; Ryan Becker

Rick Goldstein motioned to appoint Charles Stephens to GAC. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

GAC member List:

Terry Boyd – liaison to Pinellas County

Greg James – liaison to Hillsborough County and Transportation Org.

John Frazier – liaison to CDD

Dale Sells/Charles Stephens – liaison to State issues

Modification Committee – minutes submitted

RFP Committee – minutes/draft RFP report submitted

VII. NEW BUSINESS

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals - 4**

10223 Millport (Malafronte) – revisit from December 2023

Owner of 10223 Millport verbally dipusted the board motion made in December waiving 90% of the imposed fine as the board had previously stated that if the made the correction by the deadline that they'd waive the fine.

Jim Brinker motioned to rescind the December motion on 10223 Millport and motioned to waive the entire fine. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0.

O-1 -10512 Weybridge (Filotas)

Rick Goldstein motioned on 10512 Weybridge O-1 to (1) suspend enforcing the 3-no-shows policy, as stated in the Facility Rules for Tennis Reservations, until we have a viable program that tracks no-shows; (2) waive the suspension of use rights; and (3) send this issue to the S&T Committee to review the Your Courts program. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Shawn).

O-4 – 9511 Greenpointe (Lukcic)

Jim Brinker motioned to waive the entire fine on O-4. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0.

Due to items being taken out of order, fine appeals O-2 and O-3 had been overlooked. They are being brought to the board at the Feb 8th

- **Tabled & Proposed Fines**

Jim Brinker motioned to not impose a fine on T-1, T-3, P-4, P-6, P-11 and P-12. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jim Brinker motioned to table the proposed fine on T-2 to the Mar 2024 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 P-2 to the Feb 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 P-5, 8, 10 and P-13 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-1, 3, 7 and P-9 and for the

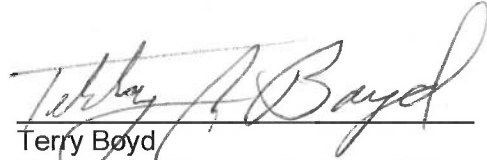
resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines subsequently waived provided the violation does not reoccur within the next 3 months (thru 04/11/24). Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Bathroom Renovations**

Shawn Yesner motioned to table the bathroom renovation bids to the Feb 2024 board meeting pending receipt of additional quotes. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

VIII. OTHER BUSINESS

8:15 PM



Terry Boyd
Westchase Community Association, Inc.
Secretary