

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Mar 14, 2024

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Mar 14, 2024 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:0 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

Jim Brinker  
Terry Boyd  
Shawn Yesner  
Michele DelSordo  
Rick Goldstein  
Michiel Oostenbrink

**Management & Staff:**

Debbie Sainz, LCAM  
Charlotte Adams, LCAM  
Dwight Kilgore, RFM  
**Directors Absent**  
Jack Maurer

**VMs, Alternates&**

**Committee Members:**

Joe Odda  
Nancy Sells  
Dales Sells  
Eric Holt  
Dan Perez  
Barry Anderson  
Mary Griffin  
Joanne Maurer

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**III. CONSENT AGENDA**

Rick Goldstein motioned to approve the Feb 7 & Feb 8, 2024 meeting minutes. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Insurance Renewal Premiums: GL \$48,516.36 (increase of \$10,403.04), Umbrella \$11,629.14 (increase of \$3,481.38), Crime \$1,868.68 (decrease of \$23.60), Accident \$3,558 (no change), D&O \$7,882.00 ((decrease of \$9,624), Hired Non Owned Auto \$703 (no change), Cyber \$39.39 (no change), Workers Comp \$509 ((decrease of \$56)

An overall increase of \$4,180.43 over 2023 renewal (16.87%)

Terry Boyd motioned to accept the insurance renewal quotes submitted by BKS for the Mar 23, 2024 renewal. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

**IV. OLD BUSINESS**

**V. TREASURER'S REPORT -update provided by Michiel Oostenbrink**

**VI. COMMITTEE REPORTS**

**Covenant Committee – minutes submitted**

**Government Affairs Committee**

**Modification Committee – minutes submitted**

**RFP Committee – minutes submitted**

**VII. NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals - 4**

O-1 10309 Lightner (Sanchez)

Rick Goldstein motioned on O-1 to give the owner 60 days to fix the violation, and if in compliance by the deadline, then the fine is waived. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0.

O-2 10420 Snowden (Daniels)

Jim Brinker motioned waive the entire fine on O-2. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

O-3 10114 Radcliffe (Petit)

Jim Brinker motioned to waive the entire fine on O-3. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0.

O-4 9706 WPV (Cantu)

Jim Brinker motioned on O-4 to give the owner 120 days to fix the violation, and if in compliance by the deadline, then the entire fine is waived.. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0.

• **Tabled & Proposed Fines**

Jim Brinker motioned to not impose a fine on T-1, P-4, 8, 9, 12, 20, 25, 33, 40, 43 and P-45. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to table the proposed fine on P-26, P-27 and T-2 to the Apr 2024 board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to table the proposed fine on P-14 to the May 2024 board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to impose a \$1,000 fine on P-21 and P-29 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

Jim Brinker motioned to impose a \$1,000 fine on P-2, 13, 15, 16, 22, 23, 31, 34, 37, 41 and P-44 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 06/13/24). 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-1, 3, 5, 6, 7, 10, 11, 17, 18, 19, 24, 28, 30, 32, 35, 36, 38, 39 and P-42 and for the resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines postponed until 05/14/24, and in the event the non-compliance is cured by 5/14/24 the fine shall be waived and use suspension terminated. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Summer Camp Field Trip Options**

Two new options for summer camp field trips were proposed by the Facility Manager for the 2024 camp season: Lithia Springs Park and Cypress Point Park. After much conversation between the Board and the Facility Manager, the board voted as follows:

Rick Goldstein motioned to deny the request by the Facility Manager to take the summer camp children to Cypress Point Park & Lithia Springs for field trips. Michele DelSordo seconded the motion. Vote was taken and the motion carried 5-1 (Shawn)

➤ **Summer Camp – PDQ Opportunity**

Josh Fernandez from PDQ Westchase approached the Board about potentially partnering with us for the summer camp program to offer discounted box lunches for the kids and staff. Since the association doesn't provide meals for participants, PDQ offered discounted meal packages for the parents with delivery to the campers by PDQ. It was recommended by the Board for the Facility Manager to be in communications with Mr Fernandez and the logistics of box lunches for participants.

➤ **Video Recording Board Meetings**

At the March 12<sup>th</sup> Voting Members meeting, it was voted 8-14 to NOT request the Board consider video recording and storing the recordings as official records. Eric Holt, Radcliffe VM, informed the Board in writing that he was going to video record all meetings of the association beginning with the Mar 14<sup>th</sup> Board meeting.

After discussion, the Board took no action for recording Board meetings.

**VIII. OTHER BUSINESS**

➤ **Rate Changes – Shumaker Loop & Kendrick**

SLK informed the Board of Directors in writing of rate changes since they had not been increased since 2013.

**8:25 PM**

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Terry Boyd  
Westchase Community Association, Inc.  
Secretary