

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

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Apr 11, 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
Jack Maurer
Rick Goldstein
Michiel Oostenbrink

Management & Staff:

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

Directors Absent

Michele DelSordo

VMs, Alternates &

Committee Members:

Joe Odda
Nancy Sells
Dales Sells
Eric Holt
Dan Perez
Barry Anderson
Mary Griffin
Cal Hargreaves
Steve Splaine

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Mar 14, 2024 meeting minutes. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to suspend the use rights of the common facilities of Westchase community Association for those units' delinquent more than 90 days in their 2024 annual assessment until assessments and fees are paid in full. This suspension pertains to the owners, the owner's renters, guests and invitees. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent in their 2024 annual assessment until assessments and fees are paid in full. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

IV. OLD BUSINESS

➤ **Video Tape Recording Meetings**

Jack Maurer motioned to amend the Video Tape Recording rule to allow for recordings to be disbursed to the association members only. Michiel Oostenbrink seconded the motion. Vote was taken and the motion carried 6-0

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

VI. **COMMITTEE REPORTS**

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted

Modification Committee – minutes submitted

Renovations Committee

Jack Maurer motioned to appoint Pam Wilcox and Greg James to the Renovations Committee. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

VII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals - 0**
- **Tabled & Proposed Fines**

Jim Brinker motioned to not impose a fine on T-1, 3, 4, 5, P-7, 8, 10-14, 16, 21, 22, 26, 27, 28 and P-31. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to table the proposed fine on T-2 and P-20 to the May 2024 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to table the proposed fine on P-15 and P-30 to the June 2024 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to impose a \$1,000 fine on P-1, 2, 3, 6, 9, 17, 18, 19, 23 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. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Jim Brinker motioned to impose a \$1,000 fine on P-4, 5, 24 and P-25 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 07/11/24). Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **9-Week Wellness Program Proposal – Rental of Activity Room for Business Use**

Jim Brinker motioned to deny the request by resident Rosy Sharma to rent the

activity room to provide a 9-week mindful based stress reduction wellness program. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **Tennis Court Banner Advertising Proposal**

The Facility Manager, Dwight, presented a proposal to offer businesses the opportunity to rent space on the tennis court fences for advertising purposes to help supplement the association's income to support programs. Following last month's attendance by PDQ rep Josh seeking ways to help support the camp program, Dwight's initial thought was to begin with PDQ to financially support the camp program by allowing banner space rental. After much discussion, the board motioned as follows:

Jim Brinker motioned to add PDQ as a sponsor to our camp banner and website only if they provide a 1x per week lunch to the campers. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

➤ **WOW Board Appointment Announcement**

Jim Brinker, the WCA's WOW Member, stated that Mary Griffin and Steve Splaine were being reappointed to the WOW Board for another 2 year term expiring May 2026. Due to the resignation of Joaquin Arrillaga, Jim appointed Greg James to complete the term for the vacant position, with term expiring May 2025.

➤ **Request From Owner re:Hurricane Panel Protection**

Due to necessary travels out of the country for family health emergency, a resident requested from the board to allow his hurricane accordion panels to be left closed for the period of May 1 – Oct 15th.

Rick Goldstein motioned to allow the resident at 9112 Woodbay Dr to maintain his accordion hurricane panels in the closed position for the period of May 1 – Oct 15th while they are out of the country tending to a family health emergency. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

VIII. OTHER BUSINESS

8:10 PM

Terry Boyd
Westchase Community Association, Inc.
Secretary