

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
May 9, 2024

**MINUTES**

**I. CALL TO ORDER**

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

**Management & Staff:**

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

**Directors Absent**

**VMs, Alternates&**

**Committee Members:**

Joe Odda  
Nancy Sells  
Charles Stephens  
Eric Holt  
Dan Perez  
Barry Anderson  
Mary Griffin  
Dan Haigy

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**III. CONSENT AGENDA**

Rick Goldstein motioned to approve the Apr 11, 2024 meeting minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

**IV. OLD BUSINESS**

**V. TREASURER'S REPORT**

2023 Audit review presented by Mike DeMare from Affinity CPA

**VI. COMMITTEE REPORTS**

**Covenant Committee – minutes submitted**

**Government Affairs Committee** – report provided by Rick Goldstein

It was reported by Rick that Code Enforcement was contacted about the Grady Pridgen property at the end of Montague along the railroad tracks due to the current condition of the property and lack of maintenance.

Rick also reported that it was now necessary for the Westchase Board to take a position on the Linebaugh Avenue school crosswalk. After much discussion on the matter:

Jim Brinker motioned to oppose the proposed Linebaugh Ave school crosswalk. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0-1 (Jack)

**Modification Committee – minutes submitted**

**Nominating Committee**

Shawn motioned to appoint Michiel Oostenbrink, Rick Goldstein, Jim Brinker and Sean Lynch to the Nominating Committee. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

**Swim & Tennis Committee**

A request was submitted by the S&T Committee regarding the WPV pool slide and its current condition. The committee is recommending closing use of the slide immediately, pending repair or replacement.

The facility manager had requested bids to remove, sandblast, repaint and reinstall, however, only one company submitted a quote, which was \$10,391 from Baldrige Graphics. The company performing the pool deck repair refused to provide a quote due to the condition of the slide.

Rick Goldstein motioned to accept the recommendation of the S&T Committee to shut down use of the slide until it is refurbished or replaced. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

**VII. NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

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

Terry Boyd motioned to not impose a fine on T-1, T-2 and P-1. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to impose a \$1,000 fine on P-3 & P-4 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

Terry Boyd motioned to impose a \$1,000 fine on P-2 and for the resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines subsequently waived provided the violation is corrected no later than June 7, 2024. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Bathroom Trailers for CW Bathroom Renovations**

Three quotes were submitted by the facility manager for bathroom trailers during the bathroom renovations as required by the Department of Heath Variance Department:

Supreme Latrines	\$5,106.25
United Site Services	\$6,577.36
United Rentals	\$14,222.70

Due to lack of information provided in the quotes regarding fees and timeframe, the bid discussion and vote was moved at the June board meeting until more information is provided.

➤ **Proposed Pool Deck Party Reservation Form & Rules**

The Facility Manager, Dwight, proposed re-enacting the Pool Deck Rental Reservation requirement with amendments to the form and policies governing pool deck rentals. After discussion, it was decided to further amend the hourly rental fee to \$50 (from \$40) and to send to legal counsel for review and finalization for board consideration at a future meeting.

It was also recommended by the facility manager to amend the tennis court reservation policy noted in section 4.4.3 to change “residents may make up to two reservations in a single day” to state “a household”. Reasoning for this is due to multiple coinciding reservations by two residents within the same household, limiting the amount of courts available to other residents during peak hours of use. Board agreed to send this too to legal for amending.

**VIII. OTHER BUSINESS**

**7:50pm**

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Terry Boyd  
Westchase Community Association, Inc.  
Secretary