

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

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Aug 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
Jack Maurer (via zoom)
Rick Goldstein
Michiel Oostenbrink

Management & Staff:

Debbie Sainz, LCAM

Directors Absent

Michele Delsordo

VMs, Alternates &

Committee Members:

Dale Sells
Nancy Sells
Dan Haigy
Greg James
Joe Odda
Teresa Lanzar
Eric Holt
Dan Perez

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the July 11, 2024 meeting minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

IV. OLD BUSINESS

V. TREASURER'S REPORT – Michiel Oostenbrink

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee

Modification Committee – minutes submitted

Michiel Oostenbrink motioned to accept the proposal from Tampa Bay Designs for architectural services for the Modifications Committee at the hourly rate of \$160 as noted in the proposal. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Swim & Tennis Committee

Terry Boyd motioned to appoint Kristen Deangelo to the vacant position on the S&T Committee (due to resignation of Renee Wargo), with current term expiring Dec 2025. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to approach Future Energy Solutions with their proposal so they can do an assessment of the facilities utilities, and after board review, to move towards a contract. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to extend the operating hours at Countryway for courts to open to 7AM on weekends as soon as staffing at those hours is accomplished by Dwight, the facility manager. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to amend the Lightning Policy Section 4.2 of the Facility Rules to state "30 minute closure of courts starts again after last lightning strike". Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

VII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- Owner Appeals

O-1 (10743 Tavistock)

Terry Boyd motioned to reduce the \$1,000 fine on O-1 to \$500. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

O-2 (11810 Middlebury)

Terry Boyd motioned to reduce the \$1,000 fine on O-2 to \$200. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

O-3 (11823 Derbyshire)

Terry Boyd motioned to reduce the \$1,000 fine on O-3 to \$200. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

- Reaffirmed, Tabled & Proposed Fines

Terry Boyd motioned to not impose a fine on T-1, P-2, 3, 10, 14 and P-15. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to impose a \$1,000 fine on P-1, P-4, P-5, P-7, P-11 and P-12 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

Terry Boyd motioned to table the proposed fine on P-6 to the Oct Board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to table the proposed fine on P-8 and P-9 to the Sept 5th Board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to table the proposed fine on P-13 to the Nov Board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

- **Activity Room Entry Door Hardware Repair (by facility manager)**
Facility Manager, Dwight Kilgore, presented proposals from Blanton Doors, Atlas Door Repair and Mr Handyman to repair/replace the existing glass entry doors to the activity room. Due to the differences in the quotes and unanswered question as to the hardware themselves, this has been moved to the Sept 5th board meeting
- **Employee Increase Policy (by facility manager)**
Michiel Oostenbrink moved this topic to the budget workshop.
- **Destruction of Official Records**
Association Manager, Debbie Sainz, created a list of all records in boxes in the storage room at the Village pool and presented those to legal counsel to advise which records can be officially destroyed per the Association Destruction of Records Policy. That list was then presented to the Board.

Shawn Yesner motioned to destroy those records legal counsel has approved, excluding the box containing contractor files. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

- **Request From Pipeline – Masters Swim Program**
A request came from Coach Patrick, owner of Pipeline, for the board to consider having Pipeline operate a Masters Swim Program at the Countryway facilities. After discussion, it was proposed that Coach Patrick work with the S&T Committee and gather more info for the Sept 5th Board meeting for consideration.
- **Proposal from Auditor((Affinity CPA)**
The current contract with Affinity CPA goes thru the end of 2024 audit services. A new contract was prepared and submitted for the 2025-2027 audit term.

Michiel Oostenbrink motioned to accept the proposal from Affinity CPA for the contract period 2025-2027 audit years. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

VIII. OTHER BUSINESS

8:02PM



Terry Boyd
Westchase Community Association, Inc.
Secretary