

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Sept 5, 2024

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Sept 5, 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  
Jamie Bryan, GPI  
Janet MacNealy, GPI  
Ledian Mujametah, GPI

**VMs, Alternates&**

**Committee Members:**

Dawn Gingrich  
Dan Perez  
Barry Anderson  
Eric Holt  
Keith Heinemann  
Mary Griffin  
Chris Jones  
Cal Hargreaves  
Nancy Sells  
Theresa Lanzar  
Joanne Maurer

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**III. CONSENT AGENDA**

Rick Goldstein motioned to approve the July 8, Aug 8, Aug 12, Aug 16 and Aug 27 Board meeting minutes. Terry seconded the motion. Vote was taken and the motion carried 7-0

**IV. OLD BUSINESS**

**V. TREASURER'S REPORT – Michiel Oostenbrink**

**VI. COMMITTEE REPORTS**

**Covenant Committee – minutes submitted**

**Government Affairs Committee**

- Rick Goldstein gave a brief update on the West Park village no-parking signage concerns regarding signs & markings

**Modification Committee – minutes submitted**

**Renovations Committee**

- Proposal from Bingham Architects submitted for consideration – was tabled to the Oct Board meeting pending more information

VII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

**O-1 (10442 Lightner)**

Terry Boyd motioned to waive the \$1,000 fine on O-1. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

**O-2 (10731 Tavistock)**

Terry Boyd motioned to deny the appeal of the \$1,000 fine on O-2. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

**O-3 & O-4 (11813 Middlebury)**

Terry Boyd motioned to table the \$1,000 fine on O-3 to the October board meeting, pending the lights being re-angled in a downward position. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to waive the \$1,000 fine on O-4. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

• **Reaffirmed, Tabled & Proposed Fines**

Terry Boyd motioned to not impose a fine on T-1, T-2, P-1-4, 6, 7, 9-12, 15, 17, 18, 20, 21, 24-27. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to impose a \$1,000 fine on P-5, 8, 13, 14, and P-16 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

Terry Boyd motioned to impose a \$500 fine on P19, 22, and P-23 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

Terry Boyd motioned reverse the Aug fine motion on 10223 Woodford and to table it to the Oct 10<sup>th</sup> Board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Activity Room Glass Entry Door Hardware Repair**

The following bids were submitted for the activity room glass door repairs at Countryway:

Blanton Door Controls	\$9,600 (both sets of double doors)
Atlas Door Repair	\$3,543 (one left and one right door)

Jack Maurer motioned to approve Atlas Door for both sets of doors and to fix the thresholds. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

➤ **Cabana Water Fountain**

The following bids were submitted to remove the current inoperable free standing water cooler fountain and install a new marquee-mounted water cooler fountain at the Countryway cabana building front entry:

Calello Plumbing	\$3,950.00
Bay Area Plumbing	\$4,892.00
Total Plumbing	\$3,842.60

Terry Boyd motioned to approve Calello Plumbing to install a new water cooler fountain at the Countryway cabana for \$3,950. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Approval of Association Management Contract With Greenacre Properties**

Jim Brinker motioned for the Board to vote on the proposed GPI contract at this meeting. Rick Goldstein seconded the motion. After much discussion, Jim Brinker motioned to amend his previous motion to table the review of the proposed contract to a Sept 9<sup>th</sup> Board meeting. Rick did not accept the amendment.

After much discussion amongst board members and a phone conference with legal counsel regarding the revised contract submitted by legal counsel and provided to Board members (Kathleen Reres from Shumaker Loop & Kendrick):

Jim Brinker motioned for the Board to approve the Greenacre Contract as submitted to the Board at this meeting, including all amendments that were accepted by the Board, and to allow Shawn Yesner to sign the revised contract. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-1 (Jack)

➤ **Parking Rules – New Laws – Enforcement or Not**

- Tabled to October

➤ **Document Review Committee Creation**

Rick Goldstein motioned to create a Document Review Committee & a resolution of rules & responsibilities for its volunteer members. Jim Brinker seconded the motion. After discussion, the motion was withdrawn due to the request for the resolution to be prepared first and then create the committee.

➤ **Authority to Mediate**

Jim Brinker motioned to authorize Terry Boyd and Rick Goldstein to attend the 9/30/24 mediation with Shumaker, Loop & Kendrick for the roof violation in Harbor Links. Michele DelSordo seconded the motion. A vote was taken and the motion carried 7-0

➤ **WPV Pool Tile Change Order Quote**

There was discussion amongst the board members, and it was decided to send the quote to legal counsel to compare to the current signed contract with Pool Patrol and for legal counsel to advise board on their findings.

**VIII. OTHER BUSINESS**

**10:48PM**

\_\_\_\_\_  
Terry Boyd  
Westchase Community Association, Inc.  
Secretary