

WESTCHASE COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Sept 18, 2024

MINUTES

I. CALL TO ORDER

A special meeting of the Board of Directors for Westchase Community Association, Inc. was held Sept 18, 2024 at the Westchase Community Assoc office at 10049 Parley Dr Michiel Oostenbrink, President, called the meeting to order at 6:00 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michiel Oostenbrink
Terry Boyd
Rick Goldstein
Jack Maurer
Nancy Sells
Theresa Lanzar
Jessica Siddle

Management & Staff:

Debbie Sainz, LCAM
Charlotte Adams, LCAM
Janet MacNealy, GPI VP

VMs, Alternates & Committee Members:

Chris Jones

Other Attendees

Kathleen Reres, SLK

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

NEW BUSINESS

Discuss Pool Patrol Change Order & Other Concerns Relating to the Pool

The meeting started with Michiel Oostenbrink, Pres., providing all members in attendance on a summary of actions leading up to the current discussion of the proposed change order for the West Park village pool resurfacing project and the concerns relating to the change order, current work performance and the agreed upon contract. Kathleen Reres, attorney with Shumaker Loop & Kendrick (associations law firm) was also in attendance and provided some insight and guidance to the board along with some recommended options for the board to consider when negotiating with Ronny Snows from Pool Patrol.

At 6:54pm, the WCA called Ronny Snows on his cell phone to discuss the issues and concerns directly with him to get better clarity on the change order and current conditions and work performed at the pool to date. There was no answer by Ronny.

Terry Boyd motioned for the Board submit the following options to Ronny Snows:

- (a) Remove all pre-existing tile & newly applied tile that was installed over the original tile, inclusive of the kiddie pool
- (b) Remove plaster as necessary to inspect the crack in the pool and install toque locks, but acknowledging that 100% of the plaster need not be removed
- (c) Demand full inspection and repair of all hollow spots and delaminates
- (d) Reject the change order, but offer to pay up to \$6,980 for extra labor for the exiting plaster to be chipped out or ground down in order to accommodate tile installation in all areas

Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

At 7:22pm, Ronny Snows returned the phone call and was then asked to clarify his reasoning for the change order and the current condition to the pool per the quote and contract. Board members had a brief Q&A session with Ronny and completed the call at 7:43pm.

Terry Boyd motioned to make the following offer to Ronny Snows of Pool Patrol:

- (a) Remove plaster as necessary to inspect the crack in the pool and install torque locks, but acknowledging that 100% of the plaster need not be removed
- (b) Demand full inspection and repair of all hollow spots and delaminates
- (c) Since original agreement stated demo tile, the WCA to not pay the change order portion for demoing tile at a cost of \$3490 but accept the remaining portions of the change order
- (d) ask Ronny Snows for a quote to install new ladders and replacement of pool lights and/or gaskets

Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-1 (Jack)

The WCA called Ronny Snows back and made the offer to him for the above noted items and accepted all. He also agreed to notify the association once the plaster/marcite at the crack is removed so members of the board and engineer can have a visual of the condition under the plaster prior to any torque locks being installed. He stated he will also provide photos of the area during the removal process.

Meeting adjourned at 8:45pm

Nancy Sells
Westchase Community Association, Inc.
Secretary