

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Nov 14, 2024

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Nov 14, 2024 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:05 PM following the resident forum.

II. ROLL CALL

Directors Present:

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

Management & Staff:

Debbie Sainz, LCAM
Charlotte Adams, LCAM
Jamie Bryan, GPI
Ledian Muhametaj, GPI

VMs, Alternates &

Committee Members:

Eric Holt
Dan Haigy
Barry Anderson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Sept 5th, 12th and 18th Board meeting minutes. Terry seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to approve the Glenclyff neighborhood budget for 2025 as presented. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

IV. OLD BUSINESS

V. TREASURER'S REPORT – Terry Boyd

Theresa Lanzar motioned to add \$2,000 to the 2025 budget for a video recording system. Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-1

Terry Boyd motioned to eliminate the reserve funding for line item CW parking lighting/Poles that belong to TECO and redistribute the \$55,600 to the following reserve projects:

- \$12,194 to CW bathroom renovations
- \$8,900 to WPV bathroom renovations
- \$9,000 to CW tennis lighting replacement
- \$13,196 to WPV tennis lighting replacement
- \$12,310 WPV Office parking lot resurfacing

Jessica Siddle seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to authorize the treasurer to invest one million dollars of reserve funds with Alliance Bank (CDARs), and ½ million dollars of operating funds with Alliance Bank (CDARs); the balance of funds for reserves will be placed in Money Market accounts and the balance of operating funds to be placed in ICS accounts for easy access; the length of the investments will initially be for six months.
Jessica Siddle seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to approve the 2025 budget with an annual assessment of \$421 and the capital contribution fee at \$2,500. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 7-0

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Terry Boyd motioned to reappoint Mary Griffin, Karen Diaz and Ken Cellupica to a two year term on the Covenants Committee. Jack Maurer seconded the motion. Vote was taken and the motion carried 7-0

Government Affairs Committee

Rick Goldstein gave a brief update on the West Park Village parking concerns, sidewalk repair updates, reclaimed water issues and the flooding issues caused by Hurricane Milton

Swim & Tennis Committee

Jack Maurer motioned to authorize the Swim & Tennis Committee to secure quotes for tennis court lighting. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Renovations Committee

Jack Maurer motioned to approve the proposal submitted by Bingham Architect, but not be limited to what the proposed contract states on As-Built costs and to be able to use those monies for other items, pending total cost remains the same at \$7,800.
After discussion, the motion was withdrawn

VII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

• Owner Appeals

O-1 (9903 Bennington)

Jessica Siddle motioned to waive 90% of the \$1,000 fine on O-1, with the remaining 10% (\$100) due by the December board meeting. Jack Maurer seconded the motion. Vote was taken and the motion carried 7-0

O-2 (10506 Chambers)

Jessica Siddle motioned to table the appeal of the \$1,000 fine on O-2 to the December board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

- **Reaffirmed, Tabled & Proposed Fines**

Jessica Siddle motioned to not impose a fine on T-2, T-3, P-1a, 2-7, 9-12, 15, 16, 18, 20-28, 30, 32-34, 40, 42, 46, 47, 49, 50, 53, 55-57, 59-63, 69-72, 74, 75 and 77. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jessica Siddle motioned to impose a \$1,000 fine on P-1b, 1c, 1d, 8, 13, 17, 19, 29, 31, 38, 39, 43, 44, 48, 51, 54, 64, 65, 73 and 76 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

Jessica Siddle motioned to table the proposed fines to the Dec 12, 2024 board meeting on T-1, T-4, P-35, 45, 52, 67, 67 and 68. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Jessica Siddle motioned to table the proposed fines to the Jan 9, 2025 board meeting on P-14 and 58. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

- **Board Liaison to the GPI Contract**

Rick Goldstein motioned to appoint Theresa Lanzar as the Liaison to the GPI Contract. Nancy Sells seconded the motion. Vote was taken and the motion carried 7-0

- **Resolution Creating the Document Review Committee**

Rick Goldstein motioned to accept the Document Review Committee Resolution as submitted by legal counsel and adding verbiage pertaining to the quantity of members being no more than 5. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

- **VM Recommendation to Video Record Meetings @ WCA Cost**

The board approved a line item of \$2,000 for video recording system to be added to the 2025 budget.

- **Pipeline – Proposed Increase to 2025 Contract Fee**

Terry Boyd motioned to increase the Pipeline contractual monthly fee for 2025 to \$1,300. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Association Emergency Powers – Lease Restrictions**

It was decided to move this into the Emergency Preparedness Plan

VIII. OTHER BUSINESS

- A resident approached Dwight regarding a room rental request for them to start their event 2 hours prior to the availability of the activity room due to a time difference between the event and the family attending via video chat. After discussion, the board agreed to allow the resident to start at 8am on 12/1, but will ratify the motion at the Dec board meeting upon written approval via email after the adjournment of this meeting.

ADJOURNMENT 9:30PM

Nancy Sells
Westchase Community Association, Inc.
Secretary