

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
January 9, 2025

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held January 9, 2025 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:23 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michiel Oostenbrink
Terry Boyd
Theresa Lanzar
Jack Maurer (via zoom)
Rick Goldstein
Jessica Siddle
Nancy Sells

Management & Staff:

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

VMs, Alternates&

Committee Members:

Dale Sells
Dan Haigy
May Griffin
Charles Stephens

Directors Absent:

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Dec 12, 2024 Board meeting minutes. Nancy Sells seconded the motion. Vote was taken and the motion carried 7-0

IV. OLD BUSINESS

V. TREASURER'S REPORT – Terry Boyd

Provided an update on investments on operating and reserves

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report provided by Rick Goldstein

Rick Goldstein motioned to accept the resignation of John Frazier from the Government Affairs Committee due to military commitments. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Swim & Tennis Committee (Dan Haigy)

Updates:

- 1) LED Lights – 3 quotes received; 3 more pending
- 2) Dual use of CW Court#1- pickleball players petitioned the board and committee to convert court#1 to dual use; Dan Haigy proposed getting a decibel test done due to the proximity to the Enclave homes

- 3) WPV Pool Concept - process has started – S&T and Renovations Committee coordinating
- 4) Trial Pickleball Open Play – setting aside 2 Saturdays between 12pm-2pm
- 5) Following a recent concern about an unauthorized pickleball tournament, The Committee requested a process be created for authorizations.

Rick Goldstein motioned to grant the S&T Committee the authority to create a process to approve tournaments, other than USTA. Nancy Sells seconded the motion. Vote was taken and the motion carried 7-0

Renovations Committee

Terry Boyd motioned to approve the tile selections that were presented by Jack, Terry and Jessica for the CW bathroom renovations:
Men's restroom – darker slatted large wall tile; chair rail tile to be “Mar. Crma Royal Clip DMD DOL II.
Ladies restroom – lighter slatted wall tile; chair rail tile to be “Glass Willow Sage Marble”
 All from Floor & Décor.
 Rick Goldstein seconded the motion. Vote was taken and carried 7-0

VII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- Owner Appeals

- O-1 (10506 Chambers)

- O-2 (12030 Abbywood)

Terry Boyd motioned to grant the appeal on O-1 & O-2 and for the fines to be waived in their entirety. 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-2, P-10, 14, 16, 17, 19-24, 26-33. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Terry Boyd motioned to impose a \$1,000 fine on T-1, P-1, 2, 4, 5, 7, 8,9, 12, 15 and P-18 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 table the proposed fines on P-3, 6, 13 and 25 to the Feb 13, 2025 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

➤ **Request From One Blood to Host Blood Drive @ CW**

Rick Goldstein motioned to allow One Blood to host a blood drive at the Countryway facility. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

Jack Maurer motioned to allow One Blood to host a blood drive at the Countryway facility on a quarterly basis. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Amended Document Review Committee Resolution**

Rick Goldstein motioned to accept the Doc Review Resolution as amended. Terry Boyd seconded the motion. Vote was taken and the motion carried 7-0

➤ **Appoint Document Review Committee Members**

To expedite the vote process, ballots were distributed to the board members for them to select their 5 picks for the committee appointments. Those with the highest number of votes will be appointed to the committee.

Votes Tally:

Jose Costacamps	1
Reginald Gillis	2
Rick Goldstein	1
Mary Griffin	6
Cal Hargreaves	6
Eric Holt	4
Jack Maurer	4
Bob Rohrlack	5
Patrick Ryan	1
Jessica Siddle	1
Kim Sullivan	1
Mike Ward	2
Mark Zais	0

Jessica Siddle motioned to accept the vote tallies and appoint the following members to the Doc Review Committee: Mary Griffin; Cal Hargreaves; Eric Holt; Jack Maurer; Bob Rohrlack. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 7-0

➤ **Proposals From GA Nichols – Xtra Work at WPV Pool**

No action was taken – the board will review the responses/notes from AD Engineering on the comparative analysis and communicate with ADE on what to add/remove/change in the response to GA Nichols (Ben Poley)

➤ **WPV Pool Lights Proposals**

Rick Goldstein motioned to accept the proposal from Cooper Pools and to have them ensure that all 4 lights will be functional, and to give Michiel Oostenbrink authority to approve change orders on this project. Jessica Siddle seconded the motion. Vote was taken and the motion carried 7-0

- **Property Insurance Renewal – 2/23/25**
Renewal quote not received yet – no action taken

VIII. OTHER BUSINESS

Seeking Volunteers

Due to a vacancy on the Swim & Tennis Committee for a “neutral” member, along with a need for a Design Architect to help create a “vision for the West Park Village” pool facility, it was requested to send out email/text blasts requesting volunteers for these two positions.

ADJOURNMENT – board moved into a closed Executive Board Session with legal counsel at 8:42pm

Nancy Sells
Westchase Community Association, Inc.
Secretary