

**WESTCHASE COMMUNITY ASSOCIATION, INC.  
VOTING MEMBERS MEETING**

**Jan 14, 2025 MINUTES**

**I. CALL TO ORDER**

Michiel Oostenbrink, President, called the Voting Members Meeting to order at 6:36pm once quorum was reached. There were 3,312 Members of the Association represented by the presence of the Voting Members. The notice was also posted on the WCA marquees on 12/20/2024.

**II. ROLL CALL**

**Members Present**

Bennington – Bruce Sedler  
Berkely – Isa Quaglia  
Brentford – Michiel Oostenbrink  
Bridges – Dawn Gingrich  
Castleford – Jennifer Anderson  
Chelmsford – Joanne Maurer  
Classic TH – Ken Cellupica  
Enclave – Christine Hennes  
Glenclyff – Shirley Boyd  
Glenfield – Michele DelSordo  
Greens – Stephen Splaine  
Harbor Links – Nancy Sells  
Keswick – Jason Jozefiak  
Kingsford – Forrest Baumhover  
Radcliffe – Eric Holt  
Shires – Barry Anderson  
SFH – Mary Griffin  
Stamford – Jamie Kolev  
Stockbridge – Ed Siler  
Stonebridge – Mark Crooks  
TH of WPV – Jeff Clemente  
Traditional TH – Scott Stephens  
Village Green – Bradley Lloyd  
Villas of WPV – Deb Guerino  
Vineyards – Pam Senk  
Woodbay – Cal Hargreaves  
Woodbridge – Rick Goldstein  
Wycliff – Theresa Lanzar

**Members Absent**

Abbotsford  
Saville Rowe  
Arlington

**Staff Members Present**

Debbie Sainz, LCAM  
Charlotte Adams, LCAM  
Jamie Bryan, GPI Exec

**NO VOTING MEMBER**

Worthington  
Rsv @ WPV

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**IV. Minutes**

• **Approval of Meeting Minutes for Dec 10, 2024 Monthly Minutes**

Eric Holt made the motion to approve the 12/10/24 meeting minutes. Mary Griffin seconded the motion. A vote was taken and the motion passed 27-0

**V. Other Business**

*Quick Board Updates (Michiel Oostenbrink)*

**VI. New Business**

- **Guest Speakers** – Update on Public Works: Kim Myer- Asst County Administrator of Public Works; Bob Campbell; Mike Flick  
Mini-Grant Program – Mary Elizabeth Fuentes

- **Appoint Alternate VMs to Bridges**

Dawn Gingrich made the motion to appoint Pam Wilcox (1<sup>st</sup> alt) and Patrick Ryan (2<sup>nd</sup> alt) as alternate VMs for the Bridges. Forrest Baumhover seconded the motion. A vote was taken and the motion passed 27-0

- Appoint Alternate VM to Woodbay

Cal Hargreaves made the motion to appoint Heidi Schmidt as alternate VM for Woodbay. Forrest Baumhover seconded the motion. A vote was taken and the motion passed 27-0

- Vote on INSG Amendments

<b>GUIDELINES TALLY 2025-01-14</b>										
<b>AMENDMENTS</b>	<b>INSG-Berkely hurricane protection</b>		<b>INSG-Glenclyff exterior lamps</b>		<b>INSG-Stamford variance language</b>		<b>INSG-Stonebridge amendments</b>		<b>INSG-Villas of WPV fences</b>	
	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>
<b>Abbotsford-40</b>										
<b>Arlington-76</b>										
<b>Bennington-106</b>			1		1		1		1	
<b>Berkeley Sq.-122</b>			1		1		1		1	
<b>Brentford-85</b>			1		1		1		1	
<b>Bridges-235</b>			1		1		1		1	
<b>Castleford-69</b>			1		1		1		1	
<b>Chelmsford-100</b>			1		1		1		1	
<b>Classic TH-94</b>			1		1		1		1	
<b>Enclave-108</b>			1		1		1		1	
<b>Glenclyff-48</b>			1		1		1		1	
<b>Glenfield-101</b>			1		1		1		1	
<b>Greens-420</b>			1		1		1		1	
<b>Harbor Links-172</b>			1		1		1		1	
<b>Keswick-64</b>			1		1		1		1	
<b>Kingsford-132</b>			1		1		1		1	
<b>Radcliffe-154</b>			1			1	1		1	
<b>Rsv @ WPV-36</b>										
<b>Saville Rowe-36</b>										
<b>Shires-235</b>			1		1		1		1	
<b>Single Family-150</b>			1		1		1		1	
<b>Stamford-61</b>			1		1		1		1	
<b>Stockbridge-68</b>			1		1		1		1	
<b>Stonebridge-66</b>			1		1		1		1	
<b>TH of WPV-59</b>			1		1		1			1
<b>Traditional TH-51</b>			1		1		1		1	
<b>Village Green-90</b>			1		1		1		1	
<b>Villas-92</b>			1		1		1		1	
<b>Vineyards-120</b>			1		1		1		1	
<b>Woodbay-164</b>			1		1		1		1	
<b>Woodbridge-40</b>			1		1		1		1	
<b>Worthington -90</b>										
<b>Wycliff-30</b>			1		1		1		1	
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>27</b>	<b>1</b>	<b>28</b>	<b>0</b>	<b>27</b>	<b>1</b>
	2/3 of VMs votin		2/3 of VMs votin		2/3 of VMs votin		2/3 of VMs votin		2/3 of VMs votin	

Eric Holt made the motion to table the vote for the Berkely Square guideline amendments to the February VM meeting. Mary Griffin seconded the motion. A vote was taken and the motion passed 28-0

Mary Griffin made the motion to accept the vote tallies for Glenclyff, Stamford, Stonebridge and Villas of WPV guideline amendments. Ed Siler seconded the motion. A vote was taken and the motion passed 28-0

- **Consider Amending CCRs Re:Leasing of Homes**

Barry Anderson prepared and presented a written request to the VMs to consider amending the CCRs section pertaining to leasing restrictions to place a cap on a percentage of units allowed to be rented within the HOA. This will be passed along to the Document Review Committee for researching with legal counsel.

- **Future VM Meeting Agenda Items (Eric Holt)**

Eric Holt made the motion to confirm our VM meeting scheduled for Feb 11, 2025 with the following agenda items: 1)approval of prior meeting minutes; 2)BOD update & monthly manager report; 3)VM Comments; 4)future agenda item requests; 5) Berkeley Sq INSG amendment; 6) video recording; 7)GAC speaker(s). Ed Siler seconded the motion. A vote was taken and the motion passed 24-1 (Rick Goldstein)

## **VII Old Business**

- **VM Meeting Policies & Guidelines (Eric Holt)**

Eric Holt made the motion to adopt the schedule, standing agenda and meeting protocol as outlined in the "Recommended Procedures for Voting Member Meetings" document dated 01/14/25, and to make this document accessible to all VM's via posting on our website policies section. Mary Griffin seconded the motion. A vote was taken and the motion passed 24-1 (Rick Goldstein)

## **VIII. Management Report – submitted to all VMs and alternates via email**

## **ADJOURNMENT**

Motion made to adjourn the meeting and voted unanimously 9:11PM