

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
February 13, 2025

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Feb 13, 2025 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:06 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

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

**Management & Staff:**

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

**Directors Absent:**

Terry Boyd

**VMs, Alternates &**

**Committee Members:**

Mary Griffin  
Dan Haigy  
Eric Holt

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**III. CONSENT AGENDA**

Rick Goldstein motioned to approve the Jan 9, 2025 Board meeting minutes. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 6-0

**IV. OLD BUSINESS**

**V. TREASURER'S REPORT**

**VI. COMMITTEE REPORTS**

**Covenant Committee – minutes submitted**

**Government Affairs Committee – report provided by Rick Goldstein**

Rick Goldstein motioned to appoint Mark Zais to the Government Affairs Committee to fill the vacant seat with term expiring Sept 2025. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

**Modifications Committee**

Nancy Sells motioned to appoint Cindy Hutton to the Mod Committee with term expiring 02/2027, appoint Honey Weidman with term expiring 06/2026, and reappoint Rick Goldstein & Patrica Mack with terms expiring 02/2027. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 6-0

### **Swim & Tennis Committee (Dan Haigy)**

- Appoint Committee Member – moved to March due to quantity of candidates
- LED Light Proposals – moved to March; waiting on one additional bid
- Convert One Court to Pickleball – committee is still gathering data on court usage – will meet with Association Manager to get access to YourCourts data using the manager laptop in the conference room

## **VII. NEW BUSINESS**

### **➤ Board Proposed Fines/Appeals**

- **Owner Appeals**

- O-1 (9846 WPV #802)**

- O-5 (10010 Bennington)**

Theresa Lanza motioned to waive 90% of the \$1,000 fine on O-1 and O-5, with the remaining 10% (\$100) due no later than the Mar 13 board meeting. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

- O-2 (10731 Tavistock)**

Rick Goldstein motioned to waive the \$1,000 fine on O-2 and for the WCA to split the legal costs incurred to date by the owner 50/50. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

- O-3 (10711 Ayrshire)**

Theresa Lanza motioned to waive 90% the \$1,000 fine on O-3 with the remaining 10% (\$100) due no later than the Mar 13 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

- O-4 (10511 Chambers)**

Theresa Lanza motioned to waive the \$1,000 fine on O-4. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

- **Reaffirmed, Tabled & Proposed Fines**

Theresa Lanza motioned to table T-2 to the April board meeting. Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-0

Theresa Lanza motioned to impose a \$1,000 fine on T-4, P-2, 5 to 13, 17, 23, 24 and P-25 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 6-0

Theresa Lanzar motioned to table the proposed fines on T-1 and P-26 to the Mar 13, 2025 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 7-0

Theresa Lanzar motioned to not impose a fine on T-3, P-1, 3, 4, 14, 15, 16, 18-22 and P-27 Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-0

➤ **Property Insurance Renewal – 2/23/25**

In addition to a quote submitted by BKS for the ICAT policy expiring 2/23/25, Will Kraus and Ryan Coffey, of Brown & Brown also submitted a quote for the associations property insurance. The main difference between the proposals is the Brown & Brown quote includes ALL association property. ICAT had previously dropped property at West Park Village in 2022, resulting in partially insured property through another company in June 2023.

Rick Goldstein motioned to accept the proposal from Brown & Brown to cover all association properties effective Feb 23, 2025 with the 5% deductible, and to cancel the policy due to renew in June which will result in a partial refund to the WCA for the remaining 4 months. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

➤ **Quotes for Bench Repairs, Paint Metal Tables, Paint Light Poles**

- Moved to March; S&T Committee will work on creating proper scopes of work for the various projects in order to solicit proper bids.

➤ **Welcome Get-Together for New Residents (Nancy Sells)**

- Nancy Sells proposed having periodic get togethers for new owners – consider quarterly. She will work out the details and approach the board at a future meeting

➤ **Expand Current Email Policy to Include Certain Committee Chairs**

Nancy Sells motioned to create email accounts for the GAC VP, Doc Review chair, S&T chair and for the S&T Center. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 6-0

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

Jack Maurer motioned to authorize the board president to review and sign off on proposals from GA Nichols after negotiations with them regarding the additional work orders submitted and reviewed by all board members and AD Engineering. Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-0

## **VIII. OTHER BUSINESS**

### **Pool Slide**

Management provided an update on the credit application that was submitted to Pool Supply Unlimited for the approved slide – due to the WCA not having any payment history with Pool Supply Unlimited, the application was denied.

Rick Goldstein motioned to reach out to other companies for pricing of the same pool slide. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

### **Adjust Weekend Hours (Dwight Kilgore)**

- Hold off discussion until the March Board meeting; S&T wants more information regarding use activity

### **Facility Open House (Dwight Kilgore)**

Proposed date of May 11 needs to be changed due to it being Mother's Day – will present new date at future board meeting

### **Activity Room Rental - Non-Paying Users(Dwight Kilgore)**

In June 2013, the board motioned to grant non-paying user status to various Westchase Groups – it is the recommendation of the Facility Manager for the board to revisit who gets this exception and to set some rules/policies for such use.

- Moved to the March meeting-

**ADJOURNMENT 9:10pm**

---

Nancy Sells  
Westchase Community Association, Inc.  
Secretary