

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

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Mar 13, 2025 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:12 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michiel Oostenbrink
Nancy Sells
Terry Boyd
Jack Maurer
Rick Goldstein

Management & Staff:

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

Directors Absent:

Jessica Siddle
Theresa Lanzar

VMs, Alternates&

Committee Members:

Pam Wilcox
Mary Griffin
Eric Holt
Dan Perez
Charles Stephens

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Terry Boyd motioned to approve the Feb 13, 2025 Board meeting minutes. Rick Goldstein seconded the motion. Vote was taken and the motion carried 5-0

IV. TREASURER'S REPORT

V. OLD BUSINESS

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report provided by Rick Goldstein

- Add committee member appointment to the April agenda

Modifications Committee

Swim & Tennis Committee (Dan Haigy)

- Dual Use Pickleball Court Proposal

Jack Maurer motioned to accept the S&T Committee recommendation to hold off on converting courts to dual use pickleball at this time until more data is gathered. Rick Goldstein seconded the motion. Vote was taken and the motion carried 5-0

- Court LED Light Conversion Bids

Rick Goldstein motioned to accept the quotes from Fuller Electric to perform the LED light conversion on all tennis courts and to do the purchase order before the 3/21 deadline to avoid an increase in cost. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

- S&T Committee Appointments

Jack Maurer motioned to approve the S&T appointments of John Mogge and Andrew Amenta to fill the 2 vacant seats with terms expiring Dec 2025. Nancy Sells seconded the motion. Vote was taken and the motion carried 5-0

- Metal Tables, Light Poles & Wooden Bench Repair Proposals
 - o Moved to the April meeting due to lack of bids submitted

VII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**

O-1,2 & 3 (12016 Brewster)

Rick Goldstein motioned to deny the appeals on O-1, 2 and 3 and to uphold the \$1,000 fine on each. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

- **Reaffirmed, Tabled & Proposed Fines**

Jack Maurer motioned to table P-18, 20, 23, 38, 49, 52, 58 and P-59 to the April board meeting. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

Jack Maurer motioned to impose a \$1,000 fine on P-3-7, 10, 12, 14, 15, 16, 24, 25, 27, 31, 34, 35, 43, 47, 54, 55, 56, 60 and P-61 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. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

Jack Maurer motioned to impose a \$1,000 fine on P-45, but waive if photographic proof showing side of house cleaned and painted is provided no later than 4/10/25. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

Jack Maurer motioned to impose a \$1,000 fine on P-33, but waive if corrected by 5/2/25. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

Jack Maurer motioned to not impose a fine on T-1, T-2, P-1, 2, 8, 9, 11, 13, 17, 19, 21, 22, 26, 28-30, 32, 36, 37, 39-42, 44, 46, 48, 50, 51, 53, 57, 62-65. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

➤ **Request From VMs to Increase Allowance for Audio/Visual Equipment by \$1500**

Jack Maurer motioned to increase the allowance for audio visual equipment by an additional \$1,500 over current approved budget. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

➤ **Insurance Policies Eff. 3/20/25 Proposals (Brown & Brown)**

Rick Goldstein motioned to approve the insurance proposals as submitted which included the Harco option for Crime & D&O being combined, and opting to go with the Coalition option for Cyber, resulting in a total insurance renewal of \$84,136.08 for all policies excluding the property. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

➤ **Bathroom Renovation Quote – Revised**

Jack Maurer motioned to accept the revised quote from Hoffman Designs for the bathroom renovations, at a revised cost of \$83,486.40. Rick Goldstein seconded the motion. Vote was taken and the motion carried 5-0

Jack Maurer motioned to approve the new style of tile options as presented for the bathrooms and rescind the original selections previously approved. Rick Goldstein seconded the motion. Vote was taken and the motion carried 5-0

➤ **Pool Deck Hole Repair Quote (GA Nichols)**

Michiel Oostenbrink to continue to work with engineers and GA Nichols on proposed quote to repair hole found in deck near pool slide.

➤ **Trash Removal Services – Republic vs. Waster Mgmt Proposals**

Nancy Sells motioned to approve the proposal from Waste Mgmt for trash removal service and to stipulate that a limit of 6% annual increase be incorporated into a three year contract. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-0

➤ **Destruction of Association Records List**

Nancy Sells motioned to approve the list of items earmarked by management of association records in storage to be destroyed per the Associations Records of Destruction Policy. Jack Maurer seconded the motion. Vote was taken and the motion carried 5-0

➤ **WPV Pool Re-Opening Date**

Rick Goldstein motioned to contact last years summer guards to fill vacancies, utilize outside organizations and extend current staff hours to 35 hours or more in order to open the WPV pool starting Mar 17th. Jack Maurer seconded the motion. Vote was taken and the motion carried 5-0

VIII. OTHER BUSINESS

Adjust Weekend Hours (Dwight Kilgore)

Jack Maurer motioned to change weekend opening hours temporarily to 10AM at Countryway. Terry Boyd seconded the motion. Vote was taken and the motion carried 4-1 (Rick)

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

- Moved to the April meeting

ADJOURNMENT 9:15pm

Nancy Sells
Westchase Community Association, Inc.
Secretary