

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
April 10, 2025

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Apr 10, 2025 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:01 PM following the resident forum.

II. ROLL CALL

Directors Present:

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

Management & Staff:

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

Directors Absent:

Jack Maurer

VMs, Alternates &

Committee Members:

Dan Haigy
Mary Griffin
Eric Holt
Dan Perez
John Mogge
Barry Anderson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Rick Goldstein motioned to approve the Mar 13, 2025 regular board meeting minutes and Mar 18 & 25, 2025 executive board meeting minutes. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to suspend the use rights and voting rights of those owners currently delinquent in monies owed to the WCA for accounts owing \$50 and more. Nancy Sells seconded the motion. Vote was taken and the motion carried 6-0

IV. TREASURER'S REPORT (Terry Boyd)

- Capital contribution update Jan-Mar 2024 vs 2025
- Summer camp income up @ 3/31/25 vs 3/31/24
- March 2025 in the black YTD – large portion due to payroll under budget

V. OLD BUSINESS

- Revisit Authorized Non-Paying User Groups
 - Need to create “criteria” for qualifications to classify as a “Westchase group” for non-paying users

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report provided by Rick Goldstein

Rick Goldstein motioned to appoint Sherida Cook to the GAC and for her to be the liaison with schools. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Modifications Committee

Swim & Tennis Committee

- The S&T Committee prepared and submitted their Initial Parley Pool Assessment & Vision Proposal for future improvements to be considered.

VII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- Owner Appeals

O-1 (10108 Downey)

O-2 (10612 Tavistock)

O-3 (10513 Rochester)

O-5 (11851 Derbyshire)

O-6 (12335 Glenfield)

O-7 (9418 WPV#104)

12016 Brewster (3 fine files from March)

Terry Boyd motioned to waive 90% of the fines on O-1, 2, 3, 5, 6, 7 and 12016 Brewster with the remaining 10% (\$100) due by the June meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Rick Goldstein motioned to waive the remaining 10% on O-3. Nancy Sells seconded the motion. Following discussion, Rick rescinded his motion.

O-4 (10601 Rochester)

Terry Boyd motioned to deny the appeal for O-4 and to uphold the \$1,000 fine. Rick Goldstein seconded the motion. Following discussion, Terry rescinded his motion.

Jessica Siddle motioned to table O-4 to the June board meeting. Rick Goldstein seconded the motion. Vote was taken and motion carried 6-0

- Reaffirmed, Tabled & Proposed Fines

Terry Boyd motioned to table T-8, P-4, P-31 and P-44 to the May board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to impose a \$1,000 fine on P-1, 7, 9, 10, 12, 13, 14, 17, 20, 24, 29, 32, 33, 35, 36, 37, 39 and P-41 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

Terry Boyd motioned to not impose a fine on T-1 thru 7, T-9, P-2, 3, 5, 6, 8, 11, 15, 16, 18, 19, 21-23, 25-28, 30, 34, 38, 40, 42, 43, 45, 46 and P-47. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **WOW Board Appointments**

Jessica Siddle, WCA Board – WOW Liaison appointed Joanne Marer and Brie Gorecki to replace the vacant seats created by Jon Stein and Greg James upon their terms expiring Mar 2025 for a two-year term. Anna Mairink was reappointed for a two year term.

➤ **Storage Room Proposed Repairs**

Biller Reinhart submitted a Technical Information report for the Countryway Storage Room Repair Project. The report, along with the Draft Repair Plans have also been forwarded to AD Engineering for their review.

➤ **Audi Visual Quote**

Nancy Sells motioned to conditionally accept the proposal submitted by Mavik Technologies for the audio-visual equipment installation at the Countryway Activity Room at a cost of \$3,498.90 and for SLK to prepare an indemnification waiver since Mavik does not carry workers compensation insurance. Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-0

➤ **Agreement for Professional Services – Brletic Dvorak, Inc (BDI)**

Michiel Oostenbrink motioned to accept the proposed BDI Agreement for Professional Services allowing for room to negotiate with BDI by Michiel Oostenbrink and contractor. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

VIII. OTHER BUSINESS

ADJOURNMENT 9:15pm

Nancy Sells
Westchase Community Association, Inc.
Secretary