



Voting Members Meeting Minutes

Date: August 12, 2025

Time: 6:30 PM

Location: S&T Center Activity Room, 10405 Countryway Blvd, Tampa, FL 33626

I. Call to Order

The meeting was called to order at 6:51pm by Michiel Oostenbrink. The notices were posted on the bulletin boards at the community pool and also posted on the WCA marquees.

II. Roll Call

Roll call was taken. QUORUM ACHIEVED.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Members Present</u>
Arlington – Vivian Fung	Abbottsford	Jennifer Jordan, Director, LCAM
Bennington – Russ Crooks	Glenclyff	Christian Judy, Director, LCAM
Berkeley Sq. – Isis Quaglia	Glenfield	Sheila Bryant, LCAM
Brentford – Michiel Oostenbrink	Harbor Links	
Bridges – Dawn Gingrich	Kingsford	Alice Rivera - Admin
Castleford – Jennifer Anderson	Stockbridge	
Chelmsford – Joanne Maurer	Village Green	
Classic TH – Jim Brinker	Villas of WPV	
Enclave – Brandi Morris	Woodbridge	
Greens – Steven Splaine		
Keswick – Jason Jozefiak		
Radcliffe – Jim Wimsatt		
Saville Rowe – Bill Carey		
Shires – Barry Anderson		
SFH – Mary Griffin		
Stamford - Jamie Kolev		
Stonebridge – Christine Lindsay		
TH of WPV – Jeff Clemente		
Traditional TH – Scott Stephens		
Vineyards – Pamela Senk		
Woodbay – Cal Hargreaves		
Worthington – Chris Elias		
Wycliff – Theresa Lanzar		
		<u>NO VOTING MEMBER</u>
		Rsv @ WPV

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

IV. REVIEW OF PRIOR MEETING MINUTES

The meeting minutes were tabled from the July 8, 2025 meeting. TABLED (T)

V. OTHER BUSINESS

Michiel Oostenbrink gave a Board update on the past month activities in the community. Slide Installation, transition progress work, including thanking Thereza Lanzar for her assistance in helping with the processes and emails. Michiel briefly discussed the collections concerns with the transition from Greenacre where they sent collections attorney notices during their last week at Westchase. Inframark is working to pull all account history for all owners into Vantaca accounts. Michiel also introduced the new staff with Alice Rivera as the Administrative Assistant, highlighting their roles and contributions to the team.

VI. NEW BUSINESS

1. **Annexation of Westchase Station:** Kathleen Reyes discussed the INSG specific guidelines for Westchase Station and the requests sent through Stanley Martin to the Modifications committee for the townhomes. These consisted of landscaping requirements, paint palettes, roof feeds and overhead, specific exterior building units, mailboxes, and shutters. The voting members discussed the annexation of Westchase Station Townhomes. An Amendment vote commenced for each neighborhood to vote for the Annexation. Two votes were included on the Voting Member Ballots: 1) Vote to Annex Westchase Station and 2) Vote to approve the INSG for Westchase Station with specifications. Final tally votes were calculated and unanimously approved to add Westchase Station annexed to Westchase and approved INSG specific guidelines.

(M) Motion made by Russ Crooks to modify the ballot so it encompasses to changes to the shutter set and approved roof eaves and windows that don't have a minimum trim to separate them. Seconded by Steven Splaine, all in favor. **MOTION PASSED**
2. **Approval of Nominating Committee Rules and Procedures for 2025 Board of Director Elections:** Jessica Siddle from the nominating committee discussed the written procedures for the upcoming election of the Board of Directors. The Committee's recommendation was to have a cutoff date for the election by September 1st and remove the option to vote from the floor on the day of the election when enough declared candidates have applied to fill the vacant seats on the Board identifying that plenty of time was given to allow interested candidates to express interest and offers the Voting Member time to consider who they want to vote for in advance of the election. Discussion commenced and resulted in agreement on the Committee's proposed changes with only one update: to change the September 1st deadline to be 5 days prior to the election (by noon September 4th).

(M) Motion was made by Christine Hennes, seconded by Mary Griffin, to approve the recommendation and Committee Rules and Procedures for the 2025 Board of Directors Elections. Three members opposed. **MOTION PASSED**
3. **GAC Update:** Michiel Oostenbrink gave an update for the Government Affairs Committee. The County has confirmed they will no longer pursue the construction of the Linebaugh Crosswalk from WPV to Westchase Elementary School. Theresa Lanzar reported she followed up with the Office of Chad Chronister regarding his previously scheduled guest speaker presentation and was informed that Sheriff Chronister was not available to meet with Westchase on that date. Instead, Chief Deputy Joseph Maurer would attend as the Sheriff's representative. The standing was confirmed May 12th, before the meeting was requested to be removed from the Captain's schedule by Govt. Affairs two weeks prior to the actual

meeting. Theresa inquired with VMs to determine if they wished for her to pursue a reschedule with Sheriff Chronister. They indicated their agreement for a future reschedule.

4. **Document Review Committee Update:** Michiel Oostenbrink gave an update for the Document Review Committee.

VII. OLD BUSINESS

1. **Inframark Presentation and Discussion of Options for Lifeguards at Swim and Tennis Centers:**
Christian Judy from Inframark gave a presentation on the vendors offering various solutions for lifeguard management and cost variances at Westchase. After a lengthy discussion on the use of Lifeguards full time or part-time, and along with seasonal and summer camp program options, with the ultimate authority to make decisions on this residing with the Board of Directors, Steve Splaine asked for a poll of voting members in favor for each of the options provided to determine the consensus of the group.

Michiel Oostenbrink took a poll of the Voting Members preferences:

No Change - Option to Keep Use of Lifeguards As Is: (1 Voted in Favor: Christine Hennes)

Change Option #1 – No Lifeguards (4 Voted in Favor: Theresa Lanzar, Mary Griffin, Scott Stephens, Michiel Oostenbrink)

Change Option #2 – Summer Camp Only (4 Voted in Favor: Isis Quaglia, Jennifer Anderson, Jason Jozefiak, Jeff Clemente). Dawn Gringrich (Originally voted for option #2 but then retracted for Option #3).

Change Option #3 – Lifeguards during Summertime Only at both West Park Village and Countryway pool from Memorial Day to Labor Day (8 TOTAL: Dawn Gringrich, Russ Crooks, Joanne Maurer, Steven Splaine, Jim Wimsatt, Pam Senk, Chris Elias, Vivian Fung)

No action was taken at this time. **TABLED**

VIII. MANAGEMENT REPORT

No management report was given at this time.

IX. VM COMMENTS

Voting members were invited to provide comments.

X. FUTURE AGENDA ITEM REQUESTS

Future agenda items were as follows:

- (M) Motion made by Michiel Oostenbrink to approve bringing in Matt Lewis from the CDD to make a presentation on the trail in November or December, 2025 and for Theresa Lanzar to reach out to Sheriff Chad Chronister (previously approved VM guest speaker) for his schedule availability next year to come speak to the VMs. Seconded by Theresa Lanzar, all in favor. **MOTION PASSED**

XI. ADJOURNMENT

Motion was made by Stephen Splaine to adjourn the meeting at 9:34 pm. **MEETING ADJOURNED**