

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
June 12, 2025

MINUTES

I. TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held June 12 2025 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:04 PM following the resident forum.

II. ROLL CALL

VMs, Alternates&

III.

Directors Present:

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

Management & Staff:

Rhonda Blakeman, LCAM
Charlotte Adams, LCAM

Association Attorney:

Kathleen Reres

Committee Members:

Dan Haigy
Dawn Gingrich
Mary Griffin
Steve Splaine
Eric Holt
Joann Maurer
Dan Perez
Pam Wilcox
Barry Anderson
Russ Crooks

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Terry Boyd motioned to approve the May 8, 2025, board meeting minutes. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 7-0.

V. TREASURER REPORT

Treasurers report presented by Terry Boyd. He noted that a previous motion to earmark interest from invested reserve funds for West Park Village pool improvements was improper, according to legal counsel. WCA cannot use interest from the reserve funds for a non-reserve item. In addition, he requested that the treasurer report be modified to reflect that instead of the two CDs that were scheduled to mature in May and four in June, the reverse is actually true.

VI. OLD BUSINESS

1. Ratification of May 8, 2025 Board Meeting

Terry Boyd motioned to ratify all previous motions from the May 8, 2025 Board Meeting, except for the motion to earmark reserve funds for a new capital expenditure (i.e., WPV Pool upgrades/splash pad, etc. with its own line item). The motion was seconded by Rick Goldstein and passed 7-0.

2. Aquafit Contract Amendment

Nancy Sells motioned and Rick Goldstein seconded to amend the contract with Senkowicz for Aquafit classes to waive lane fees and reimburse the provider up to \$50 per class up to 10 times or \$500 per calendar year in instances when the pool is unavailable for reasons at fault of the WCA (i.e., staff unavailability, chemical imbalance, etc. but not due to uncontrollable circumstances such as inclement weather). To increase the rate to \$4.38 per lane per hour up to three lanes and make available Tuesday and Thursday. Reimbursement will only be provided in the event notice is not provided by the WCA within 1 hour of class start. Motion passed 7-0.

3. Update on CW bathroom renovations presented by Jack Maurer. Need to add mirror, new benches and changing tables which were originally to be reused, as well as fix the bathroom fans which are inoperable. He requested a bid from the vendor for all of these items.

Jack made a motion which was seconded by Terry Boyd to allow Michiel Oostenbrink to approve the 4 change orders for renovation project. Motion passed 7-0.

4. WPV pool pavers construction update, pavers are on order, once received will be scheduled for installation. GA Nichols needs to be present during installation.

VII. NEW BUSINESS

Board Proposed Fines/Appeals

Owner Appeals

Jack Mauer made a motion which was seconded by Rick Goldstein to reduce the fine for O-2 by 90%, and impose fine of \$100. Motion passed 7-0.

Jack Mauer made a motion which was seconded by Rick Goldstein to waive \$1,000 fines for O-5 and O-9 due to special circumstances. In both cases, communication was missing from the fine files packet causing the board to levy a fine without proper information. Residents have corrected the issues. Motion was passed 7-0.

Reaffirmed, Tabled & Proposed Fines

Jack Mauer made a motion which was seconded by Rick Goldstein to impose \$1,000 fine on P-2, P3, P-16, P-17, P-18, P-23, P-26, P-27, P-28 and P-30. Motion was passed 7-0.

Jack Mauer made a motion which was seconded by Rick Goldstein to table O-1, T-3, T-2, P-6 and P-22 for 90-days. Motion was passed 7-0.

Jack Mauer made a motion which was seconded by Rick Goldstein to not fine O-3, O-4, O-6, O-7, O-8, T-1, P-1, P-4, P-5, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-19, P-20, P-21, P-24, P25, and P-29. Motion was passed 7-0.

1. Appoint nominating committee

Theresa Lanza made a motion to appoint Jack Maurer, Jessica Siddle and Joanne Mauer to the Nominating Committee. Jack Mauer seconded the motion which passed 4-3 with Goldstein, Boyd and Sells dissenting.

2. Pool equipment replacement

Terry Boyd made a motion made to accept the proposal from Symbiont to replace 5 pool heaters at a cost of \$57,789.00, reflecting a discount of \$1,941.00. Jack Mauer seconded the motion. Motion passed 7-0.

3. Slide installation and slab. The estimate received from GA Nichols on price for installation of concrete slab for the slide installation appeared to be high in cost. A request will be made to GA Nichols to provide itemized costs on the proposal to include, parts, labor and materials. Engineer and GA Nichols are required to be present during installation.

Theresa Lanza made a motion which was seconded by Rick Goldstein, to authorize Michiel Oostenbrink to approve the cost of the installation up to \$7,000, with the understanding that he would do his best to negotiate a lower price and request an itemized explanation of current bid cost from GA Nichols. The motion passed 7-0.

4. WPV Pump replacement

Terry Boyd made a motion which was seconded by Rick Goldstein to ratify approval of proposal from Triangle Pools to replace the failing pump at a cost of \$3386.59. The motion passed 7-0.

5. Management Contract – Kathleen Reres covered the major points of the contract indicating that the Inframark contract terms are primarily the same as the Greenacre contract (i.e., RFP and deliverable requirements) as well as addressed any changes from the Greenacre contract that were made. The annual assessment impact over what residents currently pay is \$25/year. That does not necessarily mean that the assessment will increase. That will be determined by other expenses not related to the property management contract.

Terry Boyd made a motion to approve the Inframark contract with a delegation of authority to the President (Michiel Oostenbrink) to negotiate final details including the request for removal of the support by back-office charge of \$25 per application on the architectural review provision and to negotiate for finalizing a selection of porter services and any other minor modifications recommended by counsel. Motion was seconded by Jack Mauer. Motion passed 7-0.

Post motion the Board clarified for the removal of the \$25 that the intent is not to ask Inframark to do that for free. The WCA has a modification committee to assist Inframark onsite staff with architectural reviews. The \$25 was Inframark's charge only if the WCA were to utilize their back-office support for modification requests. The WCA is not asking for that service, and if the WCA were to, then the WCA will have to negotiate the price for that again with Inframark.

VIII. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report provided by Rick Goldstein

Modifications Committee – no one was available to speak to this. Rick Goldstein resigned from the committee for personal reasons.

Swim & Tennis Committee – reported provided by Dan Haigy

VIII. MANAGEMENT REPORT

1. Management report presented by Rhonda Blakeman.

X. OTHER BUSINESS

ADJOURNMENT XXXXXX

Nancy Sells
Westchase Community Association, Inc.
Secretary