

WESTCHASE HOMEOWNER ASSOCIATION, Inc.

Board of Director's Meeting Minutes 10049 Parley Drive, Tampa, FL 33626 July 10, 2025 at 6:00pm

I. CALL TO ORDER

The Board of Director's meeting was called to order at 6:12pm by Michiel Oostenbrink.

II. VERIFICATION OF QUORUM

Board of Director's present are Michiel Oostenbrink, Nancy Sells, Rick Goldstein, Jack Maurer, Jessica Siddle, Theresa Lanzer, and Terry Boyd.

Also present was Jennifer Jordan (HOA Community Manager) from Inframark.

III. VERIFICATION OF MEETING NOTICE

The Board of Director's meeting notices were posted on the Westchasewca.com website, bulletins, and the WOW publication to all owners.

IV. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

(M) Motion made to approve the June 12, 2025 meeting minutes by Terry Boyd. Seconded by Nancy Sells, all in favor. **MOTION PASSED (7/0)**

V. TREASURER'S REPORT

Tabled due to property management transition. (T)

VI. OLD BUSINESS

None at this time.

VII. NEW BUSINESS

1. **Board proposed Fines/Appeals:** The Board reviewed each of the homeowner requests for appeal.

(M) Motion made by Theresa Lanzer to remove the \$1,000 violation fine from Acct #301283295. Seconded by Jack Maurer, all in favor. **MOTION PASSED (7/0)**

(M) Motion made by Terry Boyd to remove the fine imposed for Acct # 301282694 per P2/P3. Seconded by Nancy Sells, all in favor. **MOTION PASSED (7/0)**

2. **Appoint Committee Members (Nominating, Modification, or others):** The Board requested additional members to be appointed for the modifications committee. Volunteers were Mary Griffin, Cal Hargreaves, Eric Holt with two other volunteers, Dan Haigy and Dawn Gingrich, as needed for alternates.

(M) Motion made by Jack Maurer to approve Mary Griffin, Cal Hargreaves, and Eric Holt to be on the modification committee. Seconded by Theresa Lanzer, all in favor. **MOTION PASSED (7/0)**

3. **Vote on Location for Posting Meeting Notices on Property:**

(M) Motion made by Terry Boyd to approve the location of the meeting notices on property to be posted at the central bulletin boards located at WPV pool and Countryway pool. Seconded by Rick Goldstein, all in favor. **MOTION PASSED (7/0)**

4. Fuller Electric Change Order – 2 additional LED Light conversions:

(M) Motion made by Rick Goldstein to approve the Fuller Electric change order for the LED Light conversion at the tennis courts for \$3,855.65. Seconded by Terry Boyd, all in favor. **MOTION PASSED (7/0)**

(M) Motion made by Rick Goldstein to approve the Board President to authorize expenses up to \$5,000 as needed for Westchase including any change order. Seconded by Terry Boyd, all in favor. **MOTION PASSED (7/0)**

5. GA Nichols-Pool Pad & Slide – Inframark bid: GA Nichols doesn't install slides regularly therefore Inframark will be reaching out for vendors who can install the pool slide.

(M) Motion made by Jack Maurer to approve the Board President to authorize pool slide quotes up to \$7,000. Seconded by Theresa Lanzar, all in favor. **MOTION PASSED (7/0)**

6. Discussion on Ongoing Projects: Jack Maurer discussed the pending projects such as bathroom renovations not 100% complete yet including minor damages to newly installed equipment, missing installation of door stoppers. Vendor installed new mirrors and adjusted the height. Push plates on vanities need clip rings or hook rings with eyelet and cam locks. Light poles painted poorly and vendor will need to go back to repair the issues. Bracket plates with 4 holes exposed needs to be re-painted on pickleball courts. Benches didn't get installed correctly at courts. Audio system needs replaced – Board needs to look into getting complete system.

(M) Motion made by Jack Maurer to approve the new AV system quotes up to \$5,000. Seconded by Theresa Lanzar, all in favor. **MOTION PASSED (7/0)**

VIII. COMMITTEE REPORTS

1. Covenants Committee: 7/1 meeting cancelled - Tabled until after transition

2. Government Affairs Committee: None at this time.

3. Modifications Committee: Need chairperson, committee held meetings on July 1st and July 15th

4. Swim & Tennis Committee:

a. Swim & Tennis Committee Tournament Application and Regulations presented by Dan Haigy.

(M) Motion made by Jack Maurer to approve the S&T Committee Tournament process. Seconded by Terry Boyd, all in favor. **MOTION PASSED (7/0)**

IX. COMMUNITY ASSOCIATION MANAGER'S REPORT

Tabled until after transition, all documents needed from Green Acre properties.

X. ADJOURNMENT

(M) Motion made by Terry Boyd to adjourn the meeting at 8:05pm. Seconded by Nancy Sells, all in favor. **Meeting adjourned (7/0)**

Legend: (M) Motion (T) Tabled (A) Action