



Voting Members Meeting Minutes

Date: November 11, 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 6:39pm by Michiel Oostenbrink.

II. NOTICE OF MEETING

The meeting notice and agenda were posted on the bulletin board at the community pool, uploaded on the Westchasewca.com community website and date and time were also posted on the WCA marquees.

III. Roll Call

Roll call was taken. **QUORUM ACHIEVED:** 2,291 units represented at 62.78%

<u>Neighborhood</u>	<u>Units</u>	<u>Voting Member</u>	<u>VM</u>	<u>Alternate</u>	<u>Staff Members Present</u>
Abbotsford	40	Alan Shabott		X	
Arlington	76	ABSENT			Jennifer Jordan, Director, LCAM
Bennington	106	Russ Crooks	X		Karen Marrero, LCAM
Berkeley Sq.	122	ABSENT			
Brentford	85	Michiel Oostenbrink	X		
Bridges	235	Patrick Ryan		X	
Castleford	69	Mary Banks	X		
Chelmsford	100	Joanne Maurer	X		
Classic TH	94	ABSENT			
Enclave	108	Christine Hennes	X		
Glencliff	48	Shirley Boyd	X		
Glenfield	101	Aaron Garman		X	
Greens	420	ABSENT			
Harbor Links	172	Nancy Sells	X		
Keswick	64	Jason Jozefiak	X		
Kingsford	132	ABSENT			
Radcliffe	154	Eric Holt	X		
Reserve at WPV	36	NO VOTING MEMBER			
Saville Rowe	36	ABSENT			
Shires	235	Barry Anderson	X		
SFH	150	Mary Griffin	X		
Stamford	61	Jamie Kolev	X		
Stockbridge	68	Ed Siles	X		
Stonebridge	66	Christine Lindsay	X		
TH of WPV	59	Jeff Clemente	X		
Traditional TH	51	Scott Stephens	X		

Village Green	90	ABSENT			
Villas of WPV	92	ABSENT			
Vineyards	120	Pamela Senk	X		
Woodbay	164	Cal Hargreaves		X	
Woodbridge	40	Eric Goldstein	X		
Worthington	90	Chris Elias	X		
Wycliff	30	Terry Lanzar	X		

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

V. REVIEW OF PRIOR MEETING MINUTES

(M) Motion made by Russ Crooks to approve the October 11th, 2025 Voting Member Meeting Minutes. Seconded by Cal Hargreaves, all in favor, **MOTION PASSED.**

VI. OTHER BUSINESS

Michiel Oostenbrink gave an update on the Board actions and prior meeting discussion such as the Inframark transition update, Countryway pool tiles & repairs, quotes for new gates at amenities, oversight of lifeguard staff, facilities manager position, pool slide install 11/2, Introduction to the new community manager, Karen Marrero, who is replacing Sheila Bryant. Michiel also discussed the new committee, Technology Advisory Committee (TAC) who are currently working with Inframark to update and make changes for all phones and internet for all amenities. The Board will create a few questions for a survey based on lifeguard options to send to owners to get their feedback.

VII. NEW BUSINESS

1. Document Review Committee Updates - Eric Holt

Eric Holt provided an update to the voting members on the status of the Document Review for CCRs, Bylaws, and Guidelines. Discussion commenced regarding fireworks provision and laws. The VMs were polled on the verbiage to continue to prohibit fireworks in Westchase HOA. The poll was 16 voting members that approved to continue to prohibit fireworks.

2. 2026 Budget Update - Eric Holt

Eric Holt gave a summarized update of the 2026 Budget along with the 38 reserve projects. Discussion commenced regarding the facilities manager position with responsibilities, CD interest rates, and Westchase Station capital contribution. Eric will add \$10,000 income for interest. The draft budget is currently showing an assessment of \$477. Voting members polled showed 16 in favor of the current assessment.

VIII. VM COMMENTS

Voting members were invited to provide comments.

IX. FUTURE AGENDA ITEM REQUESTS

No future agenda items were requested at this time.

X. ADJOURNMENT

Motion was made by Russ Crooks to adjourn the meeting at 8:39 pm. Seconded by Cal Hargreaves.
MEETING ADJOURNED