



Voting Members Meeting Minutes

Date: January 13, 2026 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 6:42pm 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:** 2,874 units represented at 81.8%

<u>Neighborhood</u>	<u>Units</u>	<u>Voting Member</u>	<u>VM</u>	<u>Alternate</u>	<u>Staff Members Present</u>
Abbotsford	40	ABSENT			
Arlington	76	ABSENT			Jennifer Jordan
Bennington	106	Bruce Sedler	X		Karen Marrero
Berkeley Sq.	122	ABSENT			
Brentford	85	Michiel Oostenbrink	X		
Bridges	235	Pam Wilcox		X	
Castleford	69	Jennifer Anderson	X		
Chelmsford	100	Joanne Maurer	X		
Classic TH	94	Ken Cellupica		X	
Enclave	108	Christine Hennes	X		
Glenciff	48	Shirley Boyd	X		
Glenfield	101	Aaron Garman		X	
Greens	420	Steve Splaine	X		
Harbor Links	172	Nancy Sells	X		
Keswick	64	Jason Jozefiak	X		
Kingsford	132	Audrey Holtzman	X		
Radcliffe	154	Eric Holt	X		
Reserve at WPV	36	NO VOTING MEMBER			
Saville Rowe	36	Bill Carey	X		
Shires	235	Barry Anderson	X		
SFH	150	Mary Griffin	X		
Stamford	61	Jamie Kolev	X		
Stockbridge	68	Ian Walters	X		
Stonebridge	66	Christine Lindsay	X		
TH of WPV	59	ABSENT			
Traditional TH	51	ABSENT			
Village Green	90	John Heller	X		
Villas of WPV	92	ABSENT			

Vineyards	120	Pamela Senk	X		
Woodbay	164	ABSENT			
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 _____ to approve the November 11th, 2025 Voting Member Meeting Minutes. Seconded by _____, all in favor, **MOTION PASSED.**

VI. OTHER BUSINESS

Michiel Oostenbrink gave an update on the Board actions and prior meeting discussions to include the internet/phone system has been completed and IT equipment has been installed in order to provide a virtual platform for attendants. . The Board will be conducting a closed session meeting to discuss personnel on January 15th .

VII. NEW BUSINESS

1. Guest Speaker - County Administrator Bonnie Wise -

Due to unforeseen circumstances, Bonnie Wise was not able to attend.

2. Appoint Voting Members - Michiel Oostenbrink

A Voting Member Election Changes spreadsheet was provided to the village voting members reflecting in yellow votes needed to appoint the following residents as village voting representatives:

Berkeley Square	Jennifer Laun as the alternate
Castleford	Jennifer Anderson as the voting member and Mary Banks as the alternate
Glenfield	Aaron Garman as the voting member
Kingsford	Audrey Holtzman as the voting member and Andrew Amenta as the alternate
Stockbridge	Ian Walters as the voting member and Ed Siler as the alternate
Village Green	John Helter as the voting member

Motion made by Eric Holt to appoint the village voting representatives and alternates as noted. Seconded by Jamie Koley, all in favor, MOTION PASSED..

3. Document Review Committee Updates - Eric Holt

Eric provided an overview of the ballot for referendum on proposed amendments to Westchase Community Association, Inc.'s Declaration of Covenants, Conditions and Restrictions; Articles of Incorporation; and Bylaws. There are 112 proposed amendments listed on the ballot.

4. Budget, Reserves and Projects - Rick Goldstein, Nancy Sells)

There was a list of questions that were provided to the Board regarding tax implications associated with interest, consistent delays from the Board and the office, questions regarding CDARS, reserves, CPA recommendations, etc. and answers that were presented by Michiel Oostenbrink on behalf of the Board of Directors.

Nancy Sells expressed concern regarding management not being responsive and the concern about whether the Welcome Committee was disbanded by the Board. Charles Stephens, Committee Chair also

expressed concern about changes being made and not communicated to the committee. It was acknowledged that communication should have occurred, but it did not, and an apology was issued.

VIII. VM COMMENTS

Pam Sent from Vineyards expressed concern regarding violation letters being sent to residents that are the sub-associations responsibility in addition to the lack of or no communication if/when the master association has concerns about specific sub association matters.

IX. FUTURE AGENDA ITEM REQUESTS

Referendum on proposed amendments to the governing documents, video conferencing draft policy, pooled vs component methodology for reserves.

X. ADJOURNMENT

The meeting adjourned at 8:30 p.m.