

Westchase HOA Meeting April 11, 2017

The meeting was called to order. Present were: Board members Chandra Baty, Nancy Breda, and David Ferster, also Peggy Mann, representative of Nolan Management Company.

Owners Berhanu Dessu (#310), Jill Alvarez-Littleton (#311), and Afzal Zaveri (#312) came to speak about the need for an overgrown bush to be pruned in front of their units because when the wind blows, it is noisy scraping their carport roofs. Jill addressed the mud that flows out of the yard into her carport after a rain, also the cable TV contract. See below for board action on the cable TV contract.

Owner [REDACTED] was present to register complaints about the noise from his upstairs neighbor in # [REDACTED]. Peggy urged him to document occurrences via emails to Nolan Management. The owner of #501, Yonas Woldegiorgis, was present but made no comments to the board.

The minutes from the meeting January 23, 2017, meeting were approved.

Open BOD Items

- Cable Contract

The board approved that Time-Warner Cable be sent the letter of termination.

- [REDACTED] Patio

The owner of [REDACTED] was present but did not address the issue of the responsibility for repair costs.

- Lighting Upgrades

Lighting upgrades were tabled; money the HOA has now is committed to other projects.

- Exterior Paint

Competitive bids are still being sought, and the timetable of the project is late summer/early fall. David will speak to a contact he knows about submitting a bid.

- Sanitary Line Building 3

The board approved the bid by Caliber, and the work will be scheduled.

New BOD Items

- Irrigation

The board tabled the discussion because it is the rainy season.

- Brick Column Repairs

The board approved repairs to column on NW corner of property near #612; Peggy will accept the lowest bid.

- Miscellaneous

Chandra spoke about giving management access to units via a locksmith. She is uncomfortable with the idea of that happening. The possibility had been mentioned in connection with the engineer's study of building 3 earlier this month.

The meeting was adjourned. The next BOD meeting will take place July 25 at 6:30 in the clubhouse.

Respectfully submitted,
Nancy Breda