

WINDERMERE OAKS WATER SUPPLY CORPORATION

Minutes of Open Meeting held February 2, 2015. Action items are marked in yellow.

President Mulligan called the Board Meeting to order at 6:00PM at the WOWSC offices. Board members present were Pat Mulligan, Bill Earnest and Dorothy Taylor, which constituted a quorum to conduct company business. Mike Madden and Scott Penner were absent, as was Manager George Burris. Additional members of the community were also present in addition to Bob Mebane the President of the WOPOA and Jerry Ingham who were in attendance to make a presentation about the proposed new location for the boat storage yard.

Prior to the meeting one member at large mentioned that the mailboxes for the airport community are different from those of WOPOA homeowners and asked if special provision be made to post the meeting notice online so all could benefit. President Mulligan noted the request.

Bob Mebane discussed the fact that they were aware that WOWSC were in the process of selling the property where the old WWTP was situated and that the WOPOA would have to vacate the property currently used for boat storage. He and Jerry had spent a considerable time tracking down the owners of the property stored in the yard and were going to announce to the community during the Annual meeting on February 7th that the owners of the property would have to remove their property after due notice. They had also identified a potential location for new boat storage on WOWSC property and were coming to the WOWSC BOD to see if there was a possibility of using that space. They presented a map showing the proposed location on the 35 acres owned by WOWSC.

After a number of questions Mr. Mulligan laid out the issues. One is that WOWSC may need this property in a few years to provide acreage for tertiary treatment of Waste Water for the community and that leasing to WOPOA might be a better solution to retain ownership. Also if WOPOA leased the property from WOWSC the property and equipment on it may automatically be covered by WOWSC insurance. He further outlined a number of other issues that might occur were WOWSC to lease that property to WOPOA. There is a belief that WOWSC cannot receive income other than that generated by water issues, which may preclude the property being leased to WOPOA. Another is the belief that the property cannot be leased for less than \$1.00. After a further discussion, Mr. Earnest made 2 motions. The first was that WOWSC give WOPOA written notice to all the occupiers of the existing boat storage to remove all their

property by June 1st 2015 to enable WOWSC to put the property up for sale. Ms. Taylor seconded this and the motion was approved 3-0.

Mr. Earnest made a further motion for WOPOA to provide a more detailed proposal to WOWSC for the boat storage after the Annual meeting, that should include how they intend to use the storage, how many potential tenants would be using the property and whether they would be paying tenants, plus any other information that would allow the WOWSC BOD to assess the liability and risk of this proposal. In the meantime WOWSC would also consult with their attorney to assess the other issues relating to selling or leasing the boat storage. Ms. Taylor seconded this and the motion was approved 3-0.

At 6:39 Mr. Mulligan declared the open meeting closed and that the BOD went into executive session.

There being no further business to conduct, President Mulligan made a motion to adjourn the meeting at 7:10PM. Director Taylor seconded the motion. The vote was 3-0 to adjourn.

Pat Mulligan
President WOWSC.