



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2018 - 2019 Board of Directors:
David Bertino, President
Norman Morse, Vice President
Mike Nelson, Secretary/Treasurer
Dorothy Taylor, Director
Bill Billingsley, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Monday, January 28, 2019

2018 - 2019 Board Members Present: David Bertino, Norman Morse, Dorothy Taylor, Bill Billingsley, Mike Nelson
(Mike attended via phone until start of executive session)

Minutes

The meeting was called to order at 6:09PM by David Bertino. A quorum was established with four Board Members present and Mike listening via phone. Mike arrived to meeting at start of executive session.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 - a. Danny Flunker handed out packet stating three candidates who submitted WOWSC Board Director applications should not be allowed to run.
- 2) Review, discuss and take any appropriate action including voting regarding approval of prior meetings' minutes.
 - a. Motion made and carried to table review of prior minutes
- 3) Review, discuss and take any appropriate action including voting regarding 2019 budget approval
 - a. Motion made and carried to table budget discussion
- 4) Review, discuss and take any appropriate action including voting regarding WWTP permit renewal
 - a. Motion made and carried to approve \$6000 budget for permit generation and submission.
- 5) Review, discuss and take any appropriate action including voting regarding CSI letter
 - a. Motion made and carried to send out notice with a one-time \$65 fee covering inspection payable to WOWSC within 30 days. If not acted upon within 30 days, inspection fee is \$350. If not acted upon, customer's water supply will be shut-off until passing inspection documentation is provided by customer to WOWSC. Eleven impacted customers will receive written notice via certified mail and will need to arrange inspection with inspection company per instructions in notice.
- 6) Review, discuss and take any appropriate action including voting regarding customer accounts
 - a. Motion made and carried to leave account# 113 water bill as it is.
 - b. Motion made and carried to leave accounts # and # (George to provide) standby fees as they are.
- 7) Review, discuss and take any appropriate action including voting regarding selection of independent election auditor for annual meeting.
 - a. Motion made and carried and accepted for Janet Crow to be independent election auditor for annual meeting with assistance from Christine and Paul Hischar.

- 8) The Governing Board of Directors will meet in Executive Session to discuss legal counsel engagement, pending or contemplated litigation, settlement offers, and/or the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel, as permitted by chapter 551 of the Texas Government Code, the Texas Open Meetings Act, including but not limited to Sections 551.071, 551.072, 551.074. This will include discussing among the Directors and with legal counsel: the Texas Open Meetings Act, TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC, et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas), and legal matters, litigation, and potential litigation directly related to those lawsuits and the real property transactions that are the subject thereof, property appraisal conducted by Bolton Real Estate Consultants, Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport, and potentially hiring a bookkeeper or bookkeeping service. No action, decision, or vote with regard to any matters discussed in closed session shall be made in the absence of further notice issued in accordance with Chapter 551 of the Texas Government Code.
 - a. Entered Executive session at 7:00PM
 - b. Executive session ended at 7:54PM
- 9) Review, discuss and take any appropriate action including voting regarding: property appraisal, disclosure, or other related actions; legal counsel engagement, pending or contemplated litigation including but not limited to TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC, et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas) and legal matters directly related to those lawsuits and the real property transaction that are the subject thereof, including potential or contemplated litigation relating to same; settlement offers; and the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel.
 - a. Motion made and carried to authorize legal counsel and sub-committee of David and Michael to enter into negotiations with Mr. Hinton, Ms. Martin, Friendship Homes, and any other related entities and to authorize legal counsel to take any actions necessary to protect WOWSC's legal rights including commencing litigation as may be necessary.
- 10) Review, discuss and take any appropriate action including voting regarding finalizing and approval of annual meeting ballot, agenda, meeting packet, and voting roster. Make available to all members.
 - a. Motion made and carried to approve WOWSC annual election packet with the following candidates: Littleton Council Billingsley, Jr; Joe Gimenez, III; Lawrence Rene Ffrench, Jr; Patti Flunker; Michael Nelson.
 - b. Motion made and carried to provisionally approve Bill Earnest to WOWSC annual election packet pending confirmation of his WOWSC membership.
- 11) Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.
 - a. Approve previous meetings' minutes
 - b. Y2019 budget review
 - c. Approve previous months' financials
 - d. Hold next meeting Thursday, February 7th, at 6:00PM at WOWSC WTP
- 12) Motion made and carried to adjourn. Meeting adjourned at 8:06PM.



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on February 9, 2019

Billing Questions: (830) 598-7511 Ext 1
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2