



# Windermere Oaks Water Supply Corporation

424 Coventry Rd  
Spicewood, Texas 78669

**2019 - 2020 Board of Directors:**  
Joe Gimenez, President  
Patricia Gerino, Vice President  
Mike Nelson, Secretary/Treasurer  
Rich Schaefer, Director  
Dorothy Taylor, Director

**Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Thursday, December 17, 2020 via videoconference using Zoom**

**2020 - 2021 Board Members Present:** Patricia Gerino, Joe Gimenez, Mike Nelson, Rich Schaefer, Dorothy Taylor

## Minutes

The meeting was called to order at 6:03PM by Joe Gimenez. A quorum was established with five Board Members present.

- 1) Comments from citizens and members who wish to speak on agenda or non-agenda items (3-minute limit per person)
  - a) Danny Flunker: Janet Crow has been very vocal about being on the side of the Directors in the lawsuit
- 2) REAL ESTATE COMMITTEE – Receive update regarding WOWSC property in airport area. Consider and take possible action on moving forward with marketing of WOWSC property.
  - a) This item was moved to after Executive session during the meeting.
  - b) Discussion after Executive session:
    - i) The Board discovered a lis pendens against WOWSC’s airport property placed by current lawsuit of Ffrench, Dial, and Sorgen that keeps the airport property from being sold.
    - ii) This is very odd as Plaintiffs and others have complained about the Board not selling WOWSC’s airport property to pay legal fees when they have placed the lis pendens against the airport property which keeps it from being sold.
- 3) PENDING/ANTICIPATED LITIGATION MATTERS – Discuss, consider, and act on pending or anticipated litigation, including:
  - a) Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.;
  - b) Ratepayers Appeal of Water and Sewer Increases by the WOWSC filed with the Public Utility Commission of Texas;
  - c) Appeal of Attorney General ruling filed in Travis County District Court in the case of WOWSC v The Honorable Ken Paxton, Attorney General of Texas, Cause No. D-1-GN19-006219, for protection of corporate rights and privileges during ongoing litigation including potential settlement of same.
  - d) Pending Public Information Act requests.
  - e) **The Board may go into Executive Session under Texas Government Code § 551.071 (Consultation with Attorney) to discuss Item 3.**
- 4) REAL PROPERTY – Deliberations regarding potential purchase, exchange, lease, or value of real property.
  - a) **The Board may go into Executive Session under Texas Government Code § 551.071 (Consultation with Attorney) and § 551.072 (Real Property) to discuss Item 4.**
    - i) Entered Executive Session at 6:10PM
    - ii) Exited Executive Session at 8:05PM
    - iii) Returned to Open Meeting at 8:06PM

- iv) There were no motions or actions out of executive session.
  - v) See item# 2 above for notes on the discussion after Executive session
- 5) NEW BUSINESS – Discussion and possible action on agenda for next meeting.
- a) No discussion today as the agenda items for the Jan 14<sup>th</sup> Board Meeting were discussed at the Dec 16<sup>th</sup> Board Meeting.
- 6) NEXT MEETING – Set date, time and place for next meeting.
- a) Thursday, January 14<sup>th</sup>
- 7) Motion made and carried by all to adjourn at 8:10PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on March 9, 2021

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