

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

SPECIAL MEETING

October 14, 2017

CALL TO ORDER

President Jack Zimmermann called the meeting to order at 9:00 a.m. on Saturday, October 14, 2017 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Other Directors present included: Mike Bercu, Rick Brown, John Charlton, Bob Lane, Pat Nabers, Debbie Nicholson, Sandy Singletary, and Lynn Spencer. Directors Absent: None. Others present: Lisa Hayman and Joe Moore.

CANVASS ELECTION RESULTS

Director Spencer, Election Committee Chairman, announced the total number of eligible votes for the 2017 Annual Meeting was 1413. There were 245 valid proxy ballots received and one (1) invalid proxy ballot received (no signature).

Receipt of Auditors Report for 2016 -	242 For	3 Against
Ratification of Auditors for 2017-	244 For	1 Against

Director Spencer reported for the election of directors there were 381 director ballots received. There were 370 valid director ballots submitted with eleven (11) invalid ballots; 6 ballots voted for more than five candidates, 1 voted for no one, 2 ballots with no signature stubs and 2 signature stubs with no ballots.

Director Charlton made a motion to approve the election results. Motion seconded by Director Lane and passed.

There being no further business, Director Singletary made a motion to adjourn, seconded by Director Brown. The meeting was adjourned at approximately 9:20 a.m.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
Minutes recorded by Lisa Hayman, Assistant Secretary
{Preliminary Minutes - Until approved at the November 27, 2017 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING – OCTOBER 14, 2017

CALL TO ORDER – The 2017 Annual Membership Meeting was called to order by WIA President, Jack B. Zimmermann at 10:00 a.m. on October 14, 2017 at the Waterwood Pavilion.

QUORUM STATEMENT – President Zimmermann announced that the number of eligible voters for 2017 were 1413 with 10 percent needed for a quorum. A quorum was declared present. 245 voters were declared present in person and proxy.

INTRODUCTION OF DIRECTORS, WIA OFFICE PERSONNEL, WATERWOOD FIRE DEPARTMENT, WIA SECURITY AND SPECIAL GUESTS – President Zimmermann introduced the directors, office staff, fire men and women, and security.

APPROVAL OF THE 2016 ANNUAL MEMBERSHIP MEETING MINUTES – Reading of the minutes of the 2016 Annual Membership Meeting was waived as the minutes had been posted on the WIA website in November 2016. Marcia Netzinger made a motion to approve the 2016 minutes as written. This motion was seconded by Sally Charlton and passed.

President Zimmermann reported that there were 245 Proxy Ballots received by the October 12, 2017 deadline. There were one (1) invalid proxy ballot.

RECEIPT OF AUDITORS REPORT FOR 2016 – President Zimmermann reported that total number of proxy ballots cast in person and proxy were 242 voting for the Receipt of the Auditors Report for 2016 and 3 against.

RATIFICATION OF AUDITORS FOR 2017 – President Zimmermann reported that total number of proxy ballots cast in person and proxy were 244 voting for the Ratification of Auditors for 2017 and 1 against. The auditors will be Kenneth C. Davis and Company, PC.

ELECTION COMMITTEE REPORT – Election Committee Chairman Lynn Spencer announced that 381 Election of Director ballots were received by the October 12, 2017 deadline. There were 370 valid director ballots, eleven (11) invalid Director Ballots. The votes received for each candidate as follows: Bob Lane (167), Marcia Netzinger (138), John Charlton (217), Deborah Maldonado (37), Jack B. Zimmermann (208), George Russell (79) Charles “Chuck” Bordo (118), Pat Zappa (104), Sam Butler (257), Ruth Massingill (120), Larry Maas (231), and L.G. “Bo” Walters (140). There were no write in votes.

UNFINISHED BUSINESS – *Pat Zappa asked about food in the pool area.*

NEW BUSINESS – Marty Cristofaro spoke to the audience concerning Waterwood MUD, increasing rates, taxes, etc. and what needs to be done to the current water system. Director Charlton reported on the bulkhead at the marina. WIA member BJ Murry asked about a fee increase. WIA member Roy Knapp asked the status of the Waterwood VFD, WIA member Melanie Cook addressed the board concerning the San Jacinto bond election. President Zimmermann recognized and thanked the seven candidates that ran for the board but were not elected.

There being no further business, Bob Lane made a motion to adjourn, seconded by Ken Hicks. The meeting was adjourned at approximately 10:56 a.m.

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

October 14, 2017

CALL TO ORDER

John Charlton called the meeting to order at 11:15 a.m. on Saturday, October 14, 2017 at the WIA Office. John Charlton served as Chairman of the meeting until the new president was elected. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Larry Maas, Pat Nabers, Debbie Nicholson, Lynn Spencer, and Jack Zimmermann. Directors absent: None. Others present were Joe Moore.

Election of Officers

After calling the meeting to order, John Charlton opened up nominations for President. Director Charlton nominated Jack Zimmermann for the office of President. With no other nominations, Director Zimmermann was elected as WIA President for the 2017-2018 year.

Nominations for Executive Vice President were taken. Director Spencer nominated Director Charlton for Executive Vice President, Director Lane nominated Director Brown. After a secret ballot, Director Charlton was elected Executive Vice President for the 2017-2018 year.

Director Nicholson was elected Secretary by acclamation for the 2017-2018 year.

WIA Executive Director Joe Moore was elected treasurer by acclamation.

Lisa Hayman was elected Assistant Secretary by acclamation.

President Zimmermann requested that each director submit via email to him the committees that they would like to serve and/or chair.

Director Lane explained that the current maintenance contractor was terminated September 22, 2017. That contract will expire October 22, 2017. Director Lane presented a ninety (90) day maintenance contract to begin October 23, 2017. Three bids were received. Director Charlton made a motion to award the 90 day maintenance contract to Metz Lawn Service. Motion seconded by Director Lane. Director Maas opposed and Director Spencer abstained. Motion carried.

After some discussion, Director Lane made a motion to discontinue refreshments at the monthly board meetings, with only coffee and water being available. Motion seconded by Director Spencer and carried.

After discussing expenses, it was decided that a special board meeting will be held on October 24, 2017 at 1:00 pm to discuss further.

There being no further business, a motion was made by Director Brown to adjourn the meeting at 12:45 p.m., seconded by Director Lane, motion carried.

Date

President

Secretary

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