

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*November 21, 2016*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, November 21, 2016 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, John Charlton, Jack Cliff, Bob Lane, Debbie Nicholson, and Sandy Singletary. Director(s) absent: Robert Beckles. Others present were Jennifer Abraham, Sally Bercu, Jean Biggers, Sally Charlton, Sharon Dearman, Janas Goldsmith, Lisa Hayman, RJ Macha, Earl McVay, Joe Moore, Sam Nabers, Bruce Perea, Lynn Spencer, and Pat Zappa.

At this time, President Zimmermann introduced the Board of Directors and their committee assignments.

**MINUTES PRIOR MEETING**

Director Lane made a motion to approve the September 19th minutes, the October 8<sup>th</sup> Special Meeting and the October 8, 2016 Directors Meeting. Motion seconded by Director Charlton and passed. The 2016 Annual Meeting minutes to be approved by the membership at the 2017 Annual Meeting on October 14, 2017.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that 943 payments had been received thru November. He also reported that there are eight (8) Waterwood properties in the San Jacinto County auction to be held on December 6.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that six (6) Small Improvement Project Applications were approved and four (4) deed restriction violation letters were mailed.

**AUDIT/FINANCIAL**

Director Cliff reported that he is continuing to look at all the financials. After some discussion, Director Charlton made a motion to set the 2016 Annual WIA dues at \$500 for single family and \$630 for multi-family. This motion was seconded by Director Singletary and passed.

**BYLAWS AND COVENANTS**

In the absence of Director Beckles, President Zimmermann asked Director Bercu and WIA member Earl McVay to continue working on the process of scheduling a date to have an election concerning the method of changing the deed restrictions.

**COMMUNITY COMMUNICATIONS**

Director Brown reported that the December newsletter will be distributed in early December.

### **COMMUNITY SOCIAL EVENTS**

Director Singletary reported that the Christmas decorating will begin in late November. She also reported that the annual Christmas lighting contest will be judged on December 16, 17, and 18. If you are participating, please leave your lights on from 6:00 pm until 10:00 pm each night so the judges can see them.

### **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Bercu had no report.

### **LIAISON TO EMS AND VFD**

Director Lane reported that the EMS bedroom has been painted and the HVAC has been repaired as well. He also reported that the WVFD responded to two (2) fire calls and five (5) medical calls during October. He reported that five sets of bunker gear have been ordered and reported that during the evening of November 11<sup>th</sup>, the Waterwood Fire Station was damaged. He reported that it has been discovered that the fire truck has some rust damage and they are looking at what it would cost to repair. Also, two Waterwood fire department members attended a training school in Katy.

### **LIAISON TO MUD**

Director Lane reported that MUD has contracted with Severn Trent.

### **MAINTENANCE**

Director Lane reported that the maintenance bids are due by December 1, 2016. He reported that the maintenance crew continues with mowing, cutting, trimming and leaf blowing. The culvert project has been completed and the weeds at the trailer storage area are being addressed.

### **REAL ESTATE**

Director Charlton reported that The Grand Plan is continuing as planned. The pool should be poured soon, the park equipment has been ordered and should be ready in time for the Spring Fling.

### **LIAISON TO SECURITY**

Director Brown reported that security had fielded thirty-eight (38) calls and patrolled 4576 miles in September and in October they fielded forty-two (42) calls and patrolled 4063 miles.

### **UNFINISHED BUSINESS**

After some discussion, Director Brown made a motion to purchase Christmas hams for Waterwood VFD and Waterwood Security to spend a maximum of \$500. This motion was seconded by Bob Lane and passed.

### **New Business**

None.

**Questions from Residents**

Janas Goldsmith – Maintenance fees and payment plans

At 10:40 am, the board entered into an executive session.  
Regular meeting reconvened at 11:25 am.

Director Lane made a motion stating that if no response is returned from attorney’s by 5:00 on November 21, the Veteran’s Cemetery sign is to be ordered and installed. This motion is seconded by Director Cliff and passed.

Director Charlton made a motion to approach Joe Nocito with an agreement to forgive the judgement against him if he will repair the entire bulkhead from The Beaches to past the marina boat ramp. Motion seconded by Director Cliff and passed.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 11:28 a.m., seconded by Director Brown, motion carried.

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Date

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President

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Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the December 19, 2016 WIA Board Meeting}***