

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

December 17, 2018

CALL TO ORDER

John Charlton, Vice-President, called the meeting to order at 9:00 a.m. on Monday, December 17, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Sam Butler, John Charlton, Paul Fink, Bob Lane, Larry Maas, Marcia Netzing, Anita Paul. Director(s) absent: None. Others present were Earl McVay, Janas Goldsmith, Betty Murry, Bruce Perea, Mimi Kotz, Sandy Singletary, Bonnie Triplett, Ruth Massingill, Pat Zappa, Kathy Turchi, Steve Turchi, Brian James, Melanie Cook, Cory Jackson, Jean Bigger, Al Goldsmith, Sally Bercu, David Beving, Christel Butler, Lisa Hayman, and Anita Treadway.

MINUTES PRIOR MEETING

Director Lane made a motion to approve the November 19, 2018 regular monthly meeting minutes. Motion seconded by Director Paul and passed.

ON-SITE MANAGER

On-Site Manager Lisa Hayman reported that she had been working on ACB issues, assisting on maintenance issues, and incepting discussion concerning future postal concerns and she and Director Butler will be attending December's commissioner's court.

ARCHITECTURAL CONTROL BOARD

Director Netzing reported that two (2) small improvement project applications were approved and one (1) large improvement project was approved. Five (5) violations letters were mailed with four (4) residents complying.

AUDIT/FINANCIAL

Steve Turchi, President of WNGRA made a presentation to the WIA board concerning the recent organizational changes in the Men's Golf Association. The new board has a goal to enhance the working relationship with all those involved. After some discussion, Director Maas made a motion to enter into three (3) year grounds maintenance contract with WNGRA. Motion seconded by Director Netzing. After more discussion, Director Bercu made a motion to table the discussion until the January 21, 2019 meeting. Director Butler made a motion to create a liaison to the WNGRA. Motion seconded by Director Netzing and motion seconded. Director Maas accepted the position as WIA Liaison to WNGRA.

BYLAWS AND COVENANTS 211

Director Netzing reported that the committee will begin reviewing again after the holidays.

COMMUNITY COMMUNICATIONS

Articles and pictures need to be emailed to Theresa or Rick Brown.

COMMUNITY SOCIAL EVENTS

Director Bercu thanked everyone for helping with the setup of the Christmas decorations. He announced that judging would take place on December 17th, 18th, and 19th. Removal of the Christmas decorations will take place on January 5th.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported that he and Lisa Hayman will be attending San Jacinto County Commissioner's Court meeting on December 21.

LIAISON TO EMS AND VFD

Director Lane reported that someone had made a \$500 deposit on the brush truck and will be purchasing it for \$8000. The VFD also assisted in a structure fire on Highway 190.

LIAISON TO MUD

No report.

MAINTENANCE

Director Fink had no report. The question was asked about the unlit Marina/RV sign and the unlit Bass Boat Village sign. Lisa will have the electrician look at the Marina/RV sign and Director Lane will speak with Marty Cristofaro about the Bass Boat Village sign.

REAL ESTATE

No report.

LIAISON TO SECURITY

Director Paul reported that Waterwood Security had traveled 4,065 miles and answered 15 calls. Director Charlton made a motion to have the security schedule begin working a twenty-four (24) hour, seven (7) day a week schedule effective January 1, 2019. Motion seconded by Director Netzing and passed.

UNFINISHED BUSINESS

President Zimmermann reported that the final contract with WIA's new attorney Mitchell Katine has been signed.

President Zimmermann also reported that Travis Kitchens swearing in would be held in Groveton at 1:00 on January 1, 2019.

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

Sandy Singletary, BJ Murry, Pat Zappa, and Ruth Massingill.

At 11:25 a.m., the board adjourned for the executive session.
At 11:30 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:32 p.m.

Director Maas made a motion to cancel the contract with Sterling Associates effective January 18, 2019. Motion seconded by Director Netzinger and passed. A telephone call to Sterling will be made on January 18, 2019 and also a cancellation letter will be mailed by certified mail.

Director Maas also made a motion to move forward to hire someone three (3) days a week to perform services in the WIA office. Motion seconded by Director Butler and passed.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:35 p.m., seconded by Director Maas, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the January 21, 2019 WIA Board Meeting}