

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*May 19, 2014*

**CALL TO ORDER**

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, May 19, 2014 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Chuck Bordo, Justin Curren, Al Goldsmith, Cecil Holt, Earl McVay, and Richard Singletary. Director(s) absent: Rick Brown and John Channing. Others present were Lisa Agüero, Robert Beckles, Gary Bishop, Sherry Bishop, John Charlton, Sally Charlton, Janas Goldsmith, Lisa Hayman, Jim Jemison, Carol McVay, Jane Miller, Joe Moore, Pat Nabers, Sam Nabers, Maryann Prine, Mike Prine, Tom Readal, E.J. Swindler, Ann Uffner, and Floyd Uffner.

**MINUTES PRIOR MEETING**

Director Curren made a motion to approve the April 26, 2014 regular meeting minutes. Motion seconded by Director Singletary and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that WIA has collected 947 annual payments. He also reported recoveries of \$17,963.41. He also reported that he attended San Jacinto County Commissioners Court and a combination of two lots were approved as one lot in the Whispering Pines II area.

**ARCHITECTURAL CONTROL BOARD**

Director Goldsmith reported that twenty-four (24) violation letters were mailed. He reported that no small improvement project applications were approved. After some discussion from the audience, the ACB committee was tasked with reviewing the ACB application form. President Marshall also requested that on building permits for new construction the contractor's name and an emergency number be included.

**AUDIT/FINANCIAL**

Director McVay went over the monthly financials for April. He reported that as of June 1<sup>st</sup> all 2012 and older delinquent accounts will be turned over to the collection agency. The 2013 accounts will be turned over to the collection agency on October 1<sup>st</sup>.

**COMMUNITY COMMUNICATIONS**

Director Holt reported that the May neighborhood news will be out this week. He also requested help with the newsletter as his computer doesn't have sufficient space to continue doing the newsletter. He is looking for someone to take it over.

## **COMMUNITY SOCIAL EVENTS**

Director Goldsmith reported that the Fourth of July planning is underway. He reported that fireworks will begin at dark and that there will be a hot dog meal available from 5:00 pm to 7:00 pm. There will be a waterslide, and all of the usual contests will take place but no times have been determined.

## **LIAISON TO EMS AND VFD**

President Marshall distributed the monthly EMS report. He reported that the new members would like to attend the Texas A&M fire school. After some discussion concerning cost, Director Singletary made a motion to approve an expenditure not to exceed \$3,700.00 for the volunteers to go to the Texas A&M fire school.

## **LIAISON TO MUD**

MUD liaison Justin Curren had no report.

## **LIAISON TO SECURITY**

WIA Executive Director Joe Moore reported that security patrolled 4,517 miles and there were three (3) incident reports.

## **MAINTENANCE**

Director Singletary reported the committee had met with a black topping firm and they are waiting on a bid from them. He also reported they are still working on the sink hole in the median of Waterwood Parkway. He reported that the committee is working to put together a schedule of volunteers to sit at the household garbage dump to monitor what is being dumped.

## **REAL ESTATE**

Director Curren reported; "WIA's Real Estate committee and Finance committee have been working for going on 2 years with developers designing a total redevelopment of Waterwood's major amenities --namely the golf course and club house, the marina including boat slips, launch ramps, ships store, gas pumps, etc and family recreation areas to include a pool, tennis courts and a playground. There have been any number of companies visiting Waterwood over the past 24 months attempting to come up with a redevelopment plan that WIA could endorse and that we felt would be favorably received by the owner, Mr. Joe Nocito. On Wednesday and Thursday of this week presentations were made to Mr. Nocito in Pittsburgh, Pa. This afternoon I received a call from Mr. Terry McLachlan of ILS with whom we have been working and who made the presentation. In a nutshell I was told that things went very smoothly and that Mr. Nocito is very supportive of going forward with finalizing the plan and putting the redevelopment process in motion. An example of this eagerness is that in the original plan the club house was to be a temporary but serviceable portable unit to be utilized during the first 3 years of redevelopment. Mr. Nocito expressed that he did not want such a structure rather he wants to see a larger more permanent facility built and he wants it started very soon.

There will be a lot of work over the next few weeks bringing the plans to the point where we can start to see shovels in the dirt. There is a lot to do but the future looks bright for bringing some well needed luster to Waterwood for the benefit of all property owners and residents”.

**BY-LAWS**

No report.

**UNFINISHED BUSINESS**

None

**New Business**

Director Bordo requested that WIA provide a suggestion box for residents. This will be placed in the post office facility.

At 10:41 am, the board entered into an executive session.  
Regular meeting reconvened at 11:17 am.

Director Singletary made a motion to authorize Executive Director Joe Moore to enforce the terms of the contract with George Russell to the extent the agreement allows. Motion seconded by Director Goldsmith and passed unanimously.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 11:29 a.m., seconded by Director Goldsmith, motion carried.

---

Date

---

President

---

Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the June 16, 2014 WIA Board Meeting}***