



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:
Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
David Bertino, Director
Norman Morse, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Friday, March 29, 2019

2019 - 2020 Board Members Present: David Bertino, Bill Earnest, Joe Gimenez, Norman Morse, Mike Nelson

Minutes

The meeting was called to order at 5:02PM by Joe Gimenez. A quorum was established with all five Board Members present.

1. Review and consider and take action to approve minutes of prior meetings.
 1. Tabled approving March 9, 2019 Annual Member meeting minutes as they are not yet ready for review
 2. Motion made and carried to approve March 14, 2019 meeting minutes
2. WATER PUMPING BARGE – Update to possibly include authorization for expenses, insurance handling, etc. Review, discuss and take any appropriate action.
 1. Good News from George. All four pumps are in place and working. The barge is also in place. WIP to resolve a few minor hardware details.
3. REAUTHORIZE APPLICATION FOR LINE OF CREDIT WITH FIRST UNITED BANK - Review, discuss and take any appropriate action.
 1. Joe and Bill recently learned our WOWSC revolving line of credit expired last year.
 2. \$125,000 line of credit is available at First United Bank
 3. George does not recall WOWSC previously using a line of credit.
 4. Bill to gather additional information on the line of credit.
4. Briefing on recent and pending records requests under the Texas Public Information Act and take appropriate action to assign and clarify responsibility of Public Information Officer and other WOWSC representatives.
 1. WOWSC has recently received five PIA requests
 2. Mike Gershon recommends WOWSC Board appointing a Public Information Officer
 1. Mike Gershon recommends George Burris fulfill PIA requests and that the WOWSC Secretary be the Public Information Officer
 2. Lloyd Gosselink is available to help with PIA responses. Hannah is a legal assistant working for Mike Gershon who has been helping with WOWSC's recent PIA responses.
 3. Joe Gimenez proposed forwarding all future PIAs to WOWSC Public Information Officer and Hannah for responses.
 4. Joe Gimenez proposed Dorothy Taylor, as a volunteer, be the WOWSC Public Information Officer. Mike Gershon to investigate this proposal.
 3. Motion made and carried for Joe Gimenez to be the temporary WOWSC Public Information Officer
5. Briefing on Texas Open Meetings Act training and certification due within 90 days of taking the oath of office.
 1. Mike Gershon to check on duration of Texas Open Meetings Act training certification.
 2. Provide certificates to George for records filing
 3. Joe noted no oath of office was administered at March 9 meeting to initiate 90-day timeline for training and certification. Gershon to provide counsel.

6. Executive Session: The Governing Board of Directors will meet in Executive Session pursuant to Section 551.071 to discuss with legal counsel TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), and the appeal thereof, and Double F Hanger Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, et al. (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas), and legal matters, litigation, and potential litigation directly related to those lawsuits and the real property transactions that are the subject thereof, and the property appraisal conducted by Bolton Real Estate Consultants, Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport, which is implicated by this pending and potential litigation.
 1. Entered Executive session at 5:26PM
 2. Executive session ended at 7:27PM
7. Resume Open Meeting: Review, discuss and take any appropriate action regarding the above-referenced property appraisal; legal counsel engagement; TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), and the appeal thereof, and Double F Hanger Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, et al. (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas), and legal matters directly related to those lawsuits and the real property transactions that are the subject thereof, including potential or contemplated litigation relating to same; and any settlement offers.
 1. Motion made and carried to release privileged documents in response to Rene Ffrench's PIA request
8. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 1. Rene Ffrench
 2. Danny Flunker
9. New business and discussion and possible action on agenda for next meeting.
 1. Customer service inspection update
 2. Rate analysis
 3. CCN amendment
10. Set date, time, and place for next meeting
 1. Wednesday, April 10th, at 6:00PM
11. Motion made and carried to adjourn at 7:34PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on April 15, 2019