

**BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION  
INFORMATIONAL MEETING  
Wednesday, February 14, 2024**

**AGENDA-**

**Notification of Restricted Meeting**

**Proof of Notice /Roll Call**

**Pledge of Allegiance** President Jim Parker called the meeting to order at 1:00pm and announced that the meeting was for property owners. Notice of the meeting was made February 8, 2024. Jim Parker, Rich Burdick, David Williams, Missy Henneke, Sue Alton, and the Manager attended. Jim led the Pledge of Allegiance.

**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**

Approval of December 2023 POA meeting minutes

No changes, motion made, minutes approved.

President's Comments

Jim Parker reminded owners living on Palm and Easy Streets that there would be road work on their streets this summer. Jim advised owners to remove the first row of pavers, abutting the roads and any wood edgings laid next to the road. The road equipment can tear up and damage pavers and wood edging, next to the road. The resort is looking for a ZOOM operator. If a volunteer is not available, there will be no ZOOM meetings broadcast. Our entire website is under review for sustainability. Frank Hull, Webmaster and his wife, Mary are leaving the resort.

-Recognition of New Members

Dale and Marti Scherbert 16 Dorothy

Manager's Report

**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**

Committee Reports

- Sign Committee Report  
Howard Slackman thanked Lois Yakiwchuck, Ray Raymond, and Ron Scott for their work on this committee. Howard reported a new document had been prepared for review: Restated Covenants and Restrictions. This document will need a POA vote to change the CCRS. The POA will have a year to review

proposed changes. A copy of the proposed changes **will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**

Anna Zeigler asked why if there were no signs allowed, she saw a sign. The Manager responded political signs were allowed because of the upcoming election.

Shelly Glover said some of these issues could be addressed without a vote. Howard said if anyone had questions about the new wording concerning signs, please ask Howard or a Board of Director member.

- **Fines Committee**  
David Ball is heading the committee. Other members are Jerry Sage, Lonnie Lamb, Shelly Glover, Jim Vaughn. David reported the committee's main objective is to write an enforcement policy, as required by Texas Law.
- **Activities Report- Committee Representative or Board Liaison**  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**
- **Elections Report- Committee Representative or Board Liaison**  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**
- **Architectural Report- Committee Representative or Board Liaison**  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**
- **Chapel Report- Committee Representative or Board Liaison**  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**  
Lorraine DeGroot reported Paster Ted has gone home. Another Paster has stepped up and offered to stay through Easter. Lorraine said there will be an Easter Cantata. Lorraine also said the Annual Memorial Service will be this Sunday. Sue Alton asked how the collection for Paster had gone. Lorraine shared that people in Winter Haven Resort donated \$3146 to the Paster, plus an additional \$260 in personal donations.
- **Dog Park Report- Committee Representative or Board Liaison**  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**  
Rose Timmer reported the dog wash tub had been installed in the dog park, bring your own shampoo and towels. The Committee is concerned about the perimeter fence: it's physical location (easement? / proximity to future Morrison Road) and holes in it. Rose also reported there is a power pole leaning towards Resort property. The Committee is considering moving the gate for the "small

dog” part of the dog park further away from the main entrance to forestall any conflicts between dogs. Rose mentioned there had been some complaints about the grass being too wet in the mornings. The timers for the sprinklers will be adjusted to help with this issue. Dog Park Committee will be having some fund raisers: Spa Day February 29th: get your dog washed for \$10 donation. Shampoo supplied, bring your own towel. Get your dog’s nails trimmed for a \$10 donation. Free coffee and donuts for everyone. All proceeds to benefit the Winter Haven Resort Dog Park. There will also be dog training sessions, both individual and group, soon. There will be a “clean-up” day at the park on February 24, 2024. Rose also suggested the Community Garden area be cleaned up at the same time. Rose asked the Board of Directors to add Connie Glynn to the members of the Dog Park Committee. Another project for the Dog Park Committee is to try to establish an accurate count of the “pets” in Winter Haven Resort. Members will be asking owners/renters for this information. This is a count of pets only, no other information.

- Facilities Report- Committee Representative or Board Liaison  
Sue Alton reported that a group met and would like to form a new Facilities Committee. Gary Larsen and John Hobbs would be Co-Chairs. John Hobbs would also be the recorder for the Committee. Other members would be Jack Appleton, Scott Wallene and John Reininger. I am requesting the BOD consider and approve this group at the next BOD meeting. Sue also asked any interested volunteers to contact Gary Larsen, John Hobbs or herself.
- Finance Report- Committee Representative or Board Liaison  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**  
Missy Henneke announced the 2024 Finance Committee:  
Chair: Harvey Hebert  
Members: Ivy Taudien  
Ron Hebert  
Howard Slackman  
Barb Haden  
Harvey Hebert commented on an area the committee is reviewing is the insurance policies of the resort: we have 10 policies. Howard Slackman has taken on the project of analyzing our whole insurance program.  
Eric Ott questioned how the extra expenditures from the new Spectrum Cable contract were being paid for. Missy explained the resort received \$162,000 from Spectrum Cable for signing a 7 year contract. Missy continued to explain the 2023 and 2024 budgets were compared at the last meeting and exactly where all funding was coming from: \$22,500 came out of the \$162,000 and went into the Operating Budget and the balance of the funds went into the Reserve Fund.  
Missy said our Rental Income is much more than expected and our Wage Cost was less, all contributing to our very positive situation.

Harvey Hebert suggested not raising the POA dues next year was “wishful thinking” because the budget is not calculated until September.

Sue Alton suggested that since so many of the very expensive projects have been completed last year and this year, it is possible that the resort will not need as much money: the roads will be in good shape, the seawalls all finished, the planned pool work will be complete, electrical improvement for Coast to Coast all done. Saying the POA dues may not be increased next year is not just wishful thinking, it is good planning. David Williams explained the budget is made up of “Operating Budget and Reserve Fund Budget”. David said it is possible Operating Budget may be forced up with inflation, however, because so many of the really large projects will be done perhaps Reserve could go down; we just don’t know right now. Missy invited Eric Ott to come to the Finance Committee meetings to talk about his concerns.

David Rhead commented that the Professional Reserve Company, who writes our Reserve Plan defines our current funding as “critical” and in jeopardy of special assessments in the next 5 years.

- Memorial/Historical Report- Representative or Board Liaison  
**All reports will be found on the Winter Haven Website, under POA Meeting Minutes, February 14, 2024.**

Don Roskamp reported that 40<sup>th</sup> Anniversary Book and Memorial Bricks are on sale: see Barb Hall.

#### -Revisit of Household Animal Rules for POA

Sue Alton reported an E Blast was sent out 1/26/24 inviting any owners with further comments concerning the Household Pet Rules to reply. Sue received 4 emails in response. Donna Miller and Julia Huhn asked where to find the rules. Shelly Glover had some questions/comments. Lonny Lamb sent in the following questions/comments:

Document Rules Recommendations The following are my recommendations regarding rule modification. I hope these recommendations will assist the Board in developing rules that work for all owners. Rules must answer this question. What potential problem is a rule correcting? Having a rule that does not answer that question increases the likelihood the rule will not be followed.

Under section(b.) are these rules or requests? Some requests/rules do not answer the above question. I assume requests are not rules and are not fineable?

- Dog leash cannot exceed 6’. I assume that this rule/request addresses a problem that the owner is not controlling his/her pet. Would a better rule be that an owner should keep their pet on leash under control at all times and not let the pet approach anyone without their consent.
- No animals are to be left outside unattended. I assume the pet could bark or jump the fence... Would a better rule be that an owner is responsible for your pet’s behavior (excessive barking, jumping the fence...) if left outside unattended.

- When a lot will be unoccupied for more than fourteen (14) consecutive days, any enclosure must be taken down and secured. During hurricane season enclosures must be taken down and secured anytime the lot is unoccupied. Regarding the 14 consecutive days. During the summer we have had wind gusts of over 40 mph, and I have not heard of any well-maintained fence being a problem. However, fences rust and we should have a rule that owners are responsible for maintaining their pet fences. Any fences not properly maintained must be removed. The Architectural Committee could be responsible for checking fences. During hurricane season the owner has the option of removing and securing his fence or having an owner who is here during the summer take responsibility of taking down and securing the pet fence if a significant weather event is forecasted.

Sue Alton commented that the word “requests” can and will be changed to “required”. Sue had a demonstration of how long a 6’ leash is and that a golf cart can drive between the animal and the person holding the end of the leash, putting owner and animal at risk. Sue also commented that if all owners followed all rules, we would probably have a lot less rules, so it is necessary to tell owners not to leave their animals outside, unattended. All comments concerning dog enclosures are directed to the ACC.

Shelly Glover cited many issues with the proposed rules. Shelly said she believed many of the rules are illegal. Shelly also expressed her appreciation to the POA for their care and concern,

#### -Request for presentation at POA Meeting- Debra Parker

Debra Parker gave a very impassioned presentation on Jim Parker and his efforts for Winter Haven Resort. Debra said Jim had been persecuted and verbally accosted on his own property. She cited many examples of Jim’s volunteerism and generous donation of time and effort. Debra felt that a petition listing “no cause” was especially hurtful because there was nothing Jim could answer for or even begin to defend himself against.

-Member Comments/Forum - the Board of Directors invites persons with comments or observations related to Resort issues, projects, and policies to briefly address the BOD for the limited purpose of determining whether the matter should be referred for study, response, and/or be placed on a future meeting agenda. Anyone speaking during the Forum should first identify themselves by their first and last names and their physical address inside Winter Haven Resort. There is a 3-minute time limit, and large groups should elect a spokesperson. Total time allocated to this agenda item will be no longer than 20 minutes.

Phil Hardin said that Fred Kerkow told Phil that 3 couples looking at property to buy in Winter Haven decided not to buy after hearing about negative controversies in Winter Haven. Phil advised everyone to resolve their issues before it hurts Winter Haven property values.

Mary Camp said several people passed the petition around the resort. The petition was written as “without cause” on the advice of their attorney; other people would be harmed. Mary reported the petition had nothing to do with Jim and his physical work. Mary said Jim has done a great job working for the Board. Mary also said Jim Parker had been rude, made people cry in public, talked down to people. Mary commented she had facts, written documents and people who would stand up and tell you what happened to them. Mary also said there is a copy of the moral Ethics Code on the website for you to review.

David Fortune said there were so many people at the meeting because “we don’t trust the you”. David also said he feels like the Board of Directors is not listening to the POA. David commented that if “we trusted you, the attendance at the meeting would not be as good.”

Shelly Glover called a “Point of Privilege” and asked David Fortune to retract his comment about the Board of Directors because he did not speak for the entire audience at the meeting.

Craig McLister asked The Manager when he started ignoring the rule concerning covering boats/RVs on Mary and Dorothy Street. The Manager replied he would research the issue and respond to Craig.

Linda Janich said social media should be removed. Linda was appalled at what she read on Reality and feels Winter Haven Land is well managed.

Nickie Woods said she agrees with Linda Janich regarding social media. Nickie also said she refused to sign the petition.

Jim Vaughn said he is a second-generation owner in Winer Haven and that it feels like home. Jim asked everyone to edit themselves on Facebook. Jim also commented that the current website is untenable and major changes will need to be made.

Harvey Hebert commented that the makeup of Winter Haven has changed; used to be mostly RVs, now it is homes and people don’t know each other. Harvey said we used to visit and have parties outside, now we do it at our houses. Harvey suggested an “Open House” type event for the resort to help us meet each other.

### Director's Comments

Jim Parker  
No Comment

Rich Burdick  
Reminder to Committee Chairs to list your members and submit to the Board of Directors Meeting February 22, 2024.

David Williams  
David commented “How about them Chiefs!” David said Al Gore said he invented the internet. David also stated he has received emails saying he was one of the major

causes of the petition. David said he knew nothing about the petition, didn't sign the petition. He said he has no texts, email, anything about the petition. David said unfortunately, there are 2 different opinions on how Jim has managed himself on the Board. I am not here to tell you how to vote, please do vote. Get off Facebook, find something to do...volunteer.

Missy Henneke  
No Comment

Sue Alton  
No Comment

Adjourn: 3:10pm