

**BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION BOARD
OF DIRECTORS MEETING**

Thursday, April 18, 2024

All reports will be found on the Winter Haven Website, under BOD Meeting Minutes, April 18, 2024.

AGENDA

1) Call to order and roll call. 2) Notice of Restricted Attendance.

The meeting was called to order at 9:00am. Jim Parker, Rich Burdick, David Williams, Sue Alton, Missy Henneke and Tom Sinyard, Manager, were in attendance.

Jim Parker announced the meeting was restricted to owners, notice of the meeting was given, according to Texas Law.

3) Approval of March 2024 Board of Director Minutes

A motion was made to approve the March 2024 BOD Minutes. Motion passed.

4) Approval of March 30st BOD Work Session (POA Document's review) Minutes

A motion was made to approve Minutes, motion passed.

5) Approval of April 3rd BOD Resort Walk Through minutes

A motion was made to approve Minutes, motion passed.

6) Hear Resort Correspondence.

a) MOA's

An MOA requesting a year-end of \$63,453 in the 2023 Operating Budget, be transferred to the Capital Reserve Fund. A motion was made and approved.

b) Letters to the Board of Directors

No letters.

7) Acceptance of donations of property and monies.

a) 30 gallons of unleaded fuel were donated by Sandi Krause for use in maintenance equipment and vehicles

*Take necessary and/or appropriate action.

8) Unfinished Business

a) Activity Charter

A motion was made to approve the Activity Charter, motion passed.

b) Update on March 31st POA Directive scrub

The new Directive 17C and the new directory of current Directives was approved as written.

Eric Ott commented that he had voted on approving and deleting Directives in the past. Jim Parker read the Directive that explains the Board of Directors writes, approves, and deletes all Directives.

David Williams commented that the Directives that were deleted were out of date and/or redundant.

Sue Alton asked if there were some way owners with a boat could have a seasonal parking pass to allow them to park their boat on the street overnight to charge their batteries, clean, etc. There was discussion regarding a fair solution. No decision was made.

c) Update on BOD Resort walk through

*Take necessary and/or appropriate action.

9) Discuss for approval/modification or rejection:

a) Minutes

A motion was made to approve Minutes, motion passed.

b) Managers' Report

In addition to his report (on the website), Tom Sinyard, Manager reported that Palm tree trimming will begin in June.

c) Budget Amendments

None.

d) Capital Reserve Expenditure Plan.

None.

*Take necessary and/or appropriate action

9) Accept Committee Reports, discuss and consider forming and appointing any new committees needed for any various study areas and or projects not presently covered. **All reports will be found on the Winter Haven Website, under BOD Meeting Minutes, April 18, 2024.**

a) Activity Committee

Cookie Ullrich reported that she is continuing to search/price an upholsterer for the worn chairs at the clubhouse.

- b) Architectural Committee
- c) Chapel Committee
- d) Communications Committee
- e) Dog Park Committee
- f) Elections Committee

Jim Parker asked Cookie Ullrich to set a date for the special election concerning enlarging the Board of Directors from 3-5 members to 7-9 members. June 3rd was chosen as the date of the election and to deliver the results to the Boards. Cookie will develop a schedule for the election.

g) Facility Committee

Gary Larsen asked about spraying the fence lines in the resort with a product Jim Parker found. The Manager responded he had sprayed the resort already, but that the maintenance team would be spraying again. Gary cautioned owners with vegetation on the resort fences: it must be removed; it is destroying our fences.

h) Finance Committee

Howard Slackman gave a presentation on our insurance companies and costs. Howard was able to secure better rates for the resort by increasing our out-of-pocket deductible, saving the resort \$10,000. The Board of Directors approved this change in our deductible. Sue Alton asked Howard to now ask this insurance company if they would entertain the possibility of also insuring homeowners at a reduced rate/group rate. Howard will explore, this insurance company handles commercial and homeowner's policies.

l) Fines Committee (Select)

David Ball explained his committee started out with 5 volunteers, but 3 had resigned. To complete the assignment of developing a Fines Policy, the 2 members of the committee borrowed an established policy from another HOA/POA establishment and modified it to fit Winter Haven Resort. The committee has received comments from only 10 owners; these requests will be reviewed, added as needed. The final document will then go to the Board of Directors for review, then to the POA for a final review. Rich Burdick also suggested the document go to our attorney for a legal review.

j) Memorial/Historical Committee

k) Sign Committee (Select)

All changes to the current rules/regulations on signs will be placed on a ballot for POA vote.

Sue Alton requested all reports be in electronic format beginning with the October 2024 POA Meeting.

*Take necessary and/or appropriate action.

10) **New Business.**

*(State law prohibits the BOD from deliberating on any item not listed on the posted agenda.)

a) Variances For Sale of Property-

15 Dorothy – 2.5' into rear easement, driveway 29" into easement, rear post 3' into easement and roof 4'10" into rear easement.

10 Palm - left side of house 1" into easement.

26 Sunset – side of mobile 1" into easement, driveway wing 30" into easement.

45 Sundance – right front 2.5" into front easement.

3 Sunset – left rear corner 2.5" into easement.

13 Sunset – right driveway wing is 30" too long and 22" too wide into the easement.

b) Discussion and action on Petition to increase number of Board Members

Sue Alton discussed the letter from Lonny Lamb and his reasons for increasing the number of Board Members. Lonny wrote that the Fines Document was not complete. Sue pointed out David Ball had just reported the document would be coming to the Board of Directors for review, then to the POA for more review, before a vote of the Board. The second need for more Board Members was because the rules are scattered throughout the governing documents and hard to find. Sue commented that the Board of Directors had just removed 20 some Directives, retyped the directory and cleaned up the documents. Lonny had also commented that the Governing Document layout was embarrassing and hard to find what you needed. Sue mentioned she didn't find the paperwork "embarrassing". Could it be made more presentable, yes. Another point was that more Board Members would allow more communication. Sue said if she is outside of her house she is probably talking to owners: they stop her on the street, at the mailbox, in the office, dog park. Sue said she believed it was probably so for the other Board of Director Members, too: we all talk to owners, answer questions. Do these issues necessitate more Board Members? In Sue Alton's opinion, no.

Rich Burdick commented that he agreed with Sue. Rich said no one has brought us any facts showing us why we need more members.

Missy Henneke and David Williams had no comments.

Jim Parker reiterated he could not support more Board Members without job descriptions, “what would the new Board Members do?” Jim asked, again, for details on the positions. Jim said the cart was being placed before the horse.

11) **Member Forum:** The Board of Directors invites persons with comments or observations related to the 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 the address inside Winter Haven Resort where they reside. There is a 3-minute time limit, and large groups should elect a spokesperson. *(State law prohibits the BOD from deliberating on any item not listed on the posted agenda.)

Ray Raymond asked that the quiet hours be changed for the months of June, July, August because of the heat. Ray asked the Board to change the hours from 10pm – 8am to 10pm to 7am to allow owners to start their yard work earlier, while it was cooler. Under review.

Shelly Glover said she was glad the date was set for the vote on increasing the number of Board Members. Shelly asked where owners go if they have a problem with Board Members and that she still has a problem with the Household Pet Rules. Shelly had many issues with the operation of the Board of Directors. Shelly said please vote yes to increase the Board. Shelly said she was disappointed with Jim Parker. Shelly announced she has tape recorded her phone calls with the President. Jim Parker announced Shelly’s 3-minute time period was up.

Harvey Hebert asked what is going on with the web. Jim Parker responded that the person we hired to review our system had nothing good to say about it. Jim continued to say Jim Vaughn and Joel Wierschke are reviewing the results and hopefully will have a recommendation in the next 30 days.

Dennis Williams said he wanted to refute what Rich Burdick said about not needing more Board of Director members. Dennis said the Board of Directors is controlled by 3 members. Dennis said a Board of Directors of 9 would have 5 members to control what the Board does.

Brad Houk reported the wrong address on his sales permit from ACC. Brad also said the MOA approving his sales permit had the wrong address. The Manager reported the typographical error had been caught and corrected.

Eric Ott said that he had voted on Directives in the past. Eric questioned how the Board of Directors could remove Directives without a vote of the POA. Jim Parker read

the Governing Document that said Directives were established and approved by the Board of Directors.

Mike Camp said he would allow owners, with boats, parked behind his house, to plug into his electricity.

Terry Frady asked if the clubhouse would still be open when the electrical repairs (reported by Facility Committee) are made. The Manager said there would be no lights, no A/C, no internet.

Arthur Lundin asked what provisions are made for owners if a hurricane comes to Brownsville. The Manager replied that the maintenance team can supply some help. Sue Alton said if told to evacuate, you should leave. Sue said if you cannot leave, call 211, the City of Brownsville will pick you up and take you to a shelter in Brownsville.

Eric Ott said he brought up the budget at the last meeting. Eric said a Board of Directors member told him he was wrong and shouldn't bring up those kinds of things at a meeting.

Wendy Rhead said the hot tub was noisy at night, after "quiet hours". Wendy also said she liked the idea of the garbage area being moved into the area of the mailboxes.

Mary Camp asked Sue Alton what was the name of the companies that would help owners during hurricane season. Wendy Rhead said the information would be placed in the newsletter. Mary said she did not get the Fines Committee information. Jim Parker mentioned again that we have people investigating our options for a better web system.

Bruce Glover asked where does an owner go if they have complaints about a Board of Directors member. Bruce reported a Board of Directors Member was making comments about him on Facebook. Jim Parker told Bruce he could file a letter with the Board of Directors. Jim explained that in the United States we have the First Amendment which gives us the right of free speech.

Lois Yakiwchuck advised Cookie Ullrich that the 1st United Methodist Church, on Boca Chica, is tearing down a fairly new kitchen and may have appliances for sale.

12) **Announce date of next BOD meeting** being 16 May 2024 at 9:00am, at the Winter Haven Resort club house.

13) **Adjourn:** 10:50am

Jim Parker

Sue Alton