

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

November 21, 2024

All Committee reports shall be sent via email to zoom@winterhavenresort.com and secretary@winterhavenresort.com no later than the close of business, Tuesday, November 19, 2024.

All reports will be found on the Winter Haven Website, under BOD Meeting Minutes, November 21, 2024.

AGENDA

- 1) Call to order and roll call. The meeting was called to order at 9:01am. Jim Parker, Rich Burdick, David Williams, Missy Henneke, Cookie Ullrich, Sue Alton, and the Manager were present.
- 2) Notice of Restricted Attendance. Notice of restricted attendance was sent out November 14, 2024.
- 3) Approval of October 17, 2024 Board of Director's Meeting Minutes A motion was made and passed for approval.
- 4) Approval of November 2, 2024 Board of Director's Budget Review Meeting Minutes A motion was made and passed for approval.
- 5) Summary of November 4, 2024 Board of Director's Executive Meeting A motion was made and passed for approval.
- 6) Hear Resort Correspondence.
 - a) MOA- Enumerate Central
 - b) MOA- Terminate and Hire Resort Attorney
 - c) MOA- Reimbursement for Damages to property
 - d) Letters to the Board of Directors-None

*Take necessary and/or appropriate action.

7) Enforcement of fines, action items and CCR compliance.

From the Manager's Report: As of 7 am, there are 4 Violations not yet corrected- The second notice will be sent by certified mail and CC'd to our legal counsel for compliance actions.

- 16 Mary
- 5 Paradise
- 52 Palm
- Storage area

*Take necessary and/or appropriate action

8) Acceptance of donations of property and monies.

None

*Take necessary and/or appropriate action.

9) Unfinished Business-

a) Discussion on dumpster location

Jim Parker reported the Facilities Committee had asked for a test: move the dumpster to the front of the resort to see if it would be properly maintained. The issue was discussed, dumpster will not be tested up front; alternative options will be reviewed.

b) Committee Charters

Cookie Ullrich reported there are several committees with no charters. Cookie suggested that all charters should be standardized, dated and signed by the Board of Directors. Cookie was tasked with this project.

*Take necessary and/or appropriate action.

10) Discuss for approval/modification or rejection:

a) Managers' Report

The Manager said that Elva Conde (gate host for the last 5 years) was leaving in January to pursue her Master's Degree and has accepted a

teaching position with BISD. Sue Alton suggested that the resort get Elva a “Farewell” card and maybe collect some money for her as a gift. The Manager replied he would get a card and have it at the office to sign.

David Williams reported there was a political flag on Beach Lane. Jim Parker reminded all owners that the owner is responsible for their renters and guests. All renters and guests must be checked in at the office.

b) Budget Amendments

None

c) Capital Reserve Expenditure Plan

None

*Take necessary and/or appropriate action

11) 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, November 21, 2024.

a) Activity Committee

Cookie Ullrich announced our City Commissioner, Linda Mancias, would be visiting Hamburgers tonight. David Williams questioned the amount of the MOA signed, authorizing Cookie to buy the new chairs for the Clubhouse. Cookie explained the MOA authorized her to sign over her limit. Cookie further commented that Chapel did pay for half of the new chairs. 40 chairs were sold at the patio sale, and those funds were divided equally with Chapel.

b) Architectural Committee

Michael Ksepka discussed 2 proposed changes to Architectural Rules.

c) Finance Committee

1) final budget draft submittal

There was discussion of the proposed 2025 budget. A motion was made to accept the proposed budget. Jim Parker called for a voice vote:

Jim Parker Yes

Rich Burdick Yes

David Williams Yes

Missy Henneke Yes

Sue Alton No

The motion to accept passed.

The 2025 POA Association fee will be \$198 per month, per lot. Sewer/Water fee on Master Meter lots will be \$ \$22 per month, per lot.

Howard Slackman said Barbara Haden will be leaving the Finance Committee and has asked that Sieg Ortlieb be added to the Finance Committee. Howard also said he is establishing a sub-committee to thoroughly investigate the Master Meter water bills to make sure water is being billed properly. Committee members will be Tom Sinyard, Sieg Ortlieb and Gary Larsen.

d) Beautification Committee

Missy Henneke reported more volunteers are needed. The committee also needs a chairman.

e) Chapel Committee

f) Communications Committee

Lois Yakiwchuck reported she had just returned to the resort and the committee had many projects ahead of them.

g) Compliance Committee

David Ball announced that the primary assignment of the committee had been completed.

h) Dog Park Committee

i) Elections Committee

Cookie Ullrich announced the candidates for the board of Directors are Sue Alton, Giselle Miller, Joel Wierschke and Scott Wallene. Cookie also announced that Sue and Joel will no longer be included in the correspondence from Elections Committee, since they are running for the Board of Directors.

Jim Parker called for a 15 minute recess at 11:00AM

Jim Parker called the meeting to order at 11:15AM.

Jim Parker announced that many of the changes to the CCRs were “housekeeping” items. Cookie announced that on-line voting will begin December 1st.

Copies of all documents are posted under **the Winter Haven Website, under BOD Meeting Minutes, November 21, 2024.**

- 1) Proposed change to CCR- Article VI, para 2
- 2) Review current ballot items
- 3) Entertain proposed ballot items

Any ballot items not approved at this meeting were tabled.

- 4) Announce candidates for BOD positions.

Candidates for the 2025 BOD election are Gisselle Miller, Scott Wallene, Joel Wierschke and Sue Alton.

j) Facility Committee

- 1) New member nomination, take action.

A motion to add Darrell Denning to the Facility Committee was made and passed. Gary Larsen suggested the resort could rent a brush hog from Home Depot to be used to clean the fence line behind Beach. The final decision was to ask the City Commissioner when she visited during hamburgers, later this day. There was discussion about the fact Winter Haven Resort does not own the property on the other side of the Beach fence.

k) Finance Committee

Missy Henneke reported that CD's that were due to mature would be invested again since we did not currently need the cash on hand.

Jim Parker suggested that new procedures should be put in place to charge Master Meter water/sewer repairs to the water account that includes "resort or owner repairs", not the general maintenance account. Jim continued to say when we repair a resort waterline the total cost should be billed to the water/sewer fund.

l) Memorial/Historical Committee

m) Sign Committee

*Take necessary and/or appropriate action.

12) New Business.

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

d) Variances For Sale of Property-

36 Mary - left rear concrete 15 1/2" into side easement, right driveway wing 19" into easement

64 Palm – rear of Texas Room 2" into rear easement.

e) Accept BOD Member resignation and appoint replacement (effective 19 Dec 24

Missy Henneke resigned from the Board of Directors effective December 19, 2024.

f) Facility Committee- discuss Palm/Easy Road Project

Joh Hobbs gave a very extensive report on the road work done on Palm and the work scheduled to be done on Palm. The Facilities Committee is actively soliciting additional contractors to secure bids for proposed roadwork.

13) Member Forum: This is a BOD meeting and time may be limited. 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 their physical address inside Winter Haven Resort. There is a 3-minute time limit, and large groups should elect a spokesperson.

Sandy Stock said she did not feel the reporting of the payment for the chairs for the clubhouse was correct.

Michelle Laudron asked if there was a separate line item for roads in the Reserve Fund. Jim Parker answered yes, there were line items for roads. Michelle also asked if the new fine charges would take place immediately. Jim Parker answered no.

Eric Ott asked how much employee bonuses were for 2024. Missy Henneke responded that the total was \$2700. Eric also said that the proposed changes to the CCRs should be displayed on the screen. Eric complimented John Hobbs on a great presentation.

Lois Yakiwchuck commented that she had dug down on her property 6' and found nothing but clay. Lois also said she was still experiencing flooding at the corner of her property.

Cookie Ullrich asked if the January Board of Directors meeting should be cancelled since we have the Annual Business Meeting in January. Jim Parker said yes.

Jim Parker asked that the Facilities Committee report be reviewed at the January Annual meeting of the Board of Directors.

14) Announce date of next BOD meeting being December 19, 2024, at 9:00am, at the Winter Haven Resort club house.

15) Adjourn: 12:15PM

Jim Parker

Sue Alton