

## **MINUTES FOR THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE WINNIE-STOWELL HOSPITAL DISTRICT**

The meeting of the Board of Directors of the Winnie-Stowell Hospital District (“District”) was noticed and filed pursuant to the Texas Open Meetings Act a full 72 hours prior to the opening of said meeting for 9:00 a.m., May 6, 2022 at the District’s Offices located at 520 Broadway, Winnie, Texas 77665, (a copy of said Notice being placed amongst the files of the District). An electronic copy of this meeting is available upon request.

### **1. Call the Meeting to Order**

At approximately 9:00 a.m., the meeting was convened, and the roll was called off the members of the Board, to wit:

Mr. Ed Murrell	President
Mr. Anthony Stramecki	Vice-President
Robert “Bobby” Way	Treasurer
Jeff Rollo	Secretary
Kacey Vratis	Director

All said Board members were present, except Director Rollo and Director Vratis, who attended by Zoom but did not participate in the voting on any agenda item. In addition, to the above-named Board members, also present at the meeting were:

Mrs. Sherrie Norris	Administrator
Mrs. Patricia Ojeda	Indigent Care Director
Mr. Hubert Oxford, IV	General Counsel for the District
Mr. Greg Fountain	Swede’ Real Estate
Ms. Kaley Smith	Coastal Gateway Health Center
Mr. Chris Portner	Counsel, 69 Plaza Investments LLC
Mr. Wade Thibodeaux	The Hometown Press

### **2. Introduction of Guest**

### **3. Pledge of Allegiance and Pledge to Texas Flag**

After the introduction of the guests, President Murrell called on those present to recite the Pledge of Allegiance and the Pledge of Allegiance to the State Flag of Texas.

#### **4. Public Comment**

President Murrell then asked those in attendance for any public comment. Since there was none, the President asked for the Board members to move to Agenda Item No. 5.

#### **5. Discuss and take-action, if necessary, on authorizing the engagement of realty to assist with the acquisition of property.**

President Murrell then asked on the Board to consider engaging Mr. Greg Fountain to serve as the District's realtor in any upcoming land acquisition. Mr. Fountain thanked the Board for the confidence and confirmed that the Board understood that Swede's Real Estate was the listing agent as well for one of the properties being considered by the District (i.e., 2636 Highway 124, Stowell, Texas 77661). As such, Mr. Fountain explained that if the District purchased this property, all real estate fees were going to be paid by the sellers. Subject to the disclosures discussed, President Murrell recommended that the Board authorize his engagement so that Mr. Fountain has authority to negotiate on behalf of the District.

In response, a motion was made by Director Stramecki to engage Mr. Greg Fountain, with Swede's Real Estate, to serve as the District's real estate agent for the purposes of acquiring property in Winnie, Texas for the purpose of locating a health clinic. Director Stramecki's motion was seconded by Director Way, and approved by President Murrell, with Director Vratis abstaining since she was not in attendance.

#### **6. Discuss and take-action, if necessary, on authorizing the purchase of real property.**

Prior to addressing Agenda Item No. 6, President Murrell called the Board into Executive Session at 9:01 a.m. to discuss real estate acquisitions pursuant to Chapter 551.072 of the Texas Government Code.

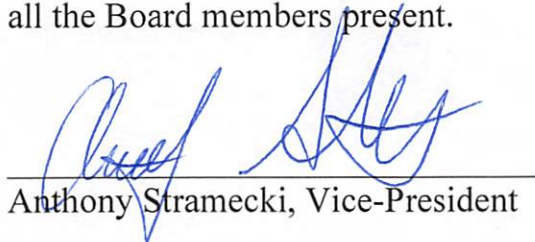
The Board returned from Executive Session at 9:54 a.m. The Executive Session was recorded by electronic device and the recording was placed in a sealed envelope.

The Board then discussed the property located at 2636 Highway 124 and compared this property to the two (2) other properties of interest located on Highway 124 (i.e., Seabreeze Partners and Thorton properties) and determined that the price of the 2636 Highway 124 property was nearly half as expensive on a per acre basis and the amount of land that accompanied the purchase of the 2636 Highway 124 property was more suitable for the District's current and future needs.

Subsequently, a motion was made by Director Stramecki to purchase the property located at 2636 Highway 124, Stowell, Texas 77661 for \$1,200,000.00. This motion was seconded by Director Way, and approved by President Murrell, with Director Vratis abstaining since she was not in attendance.

Thereafter, President Murrell then called for any other such matters before the Board. There being none, the Board then confirmed the date for the next Regular Meeting on May 18, 2022 at 6:00 p.m. A motion was then made by Director Stramecki at 9:57 a.m. to adjourn the meeting. This motion was seconded by Director Way and unanimously approved by all the Board members present.

  
Edward Murrell, President

  
Anthony Stramecki, Vice-President