



Jeff Walker <walker.jeff@gmail.com>

Malcom Bailey/Van Eman/WOWSC Land Transfers/Dates

8 messages

Currin Van Eman <currin@capellatx.com>

Wed, Feb 5, 2025 at 4:05 PM

To: "Sheets, Robert" <robert.sheets@accenture.com>, "Mccauley Bates, L." <l.mccauley.bates@accenture.com>,

"Merritt.Lander@puc.texas.gov" <Merritt.Lander@puc.texas.gov>

Cc: Jeff Walker <walker.jeff@gmail.com>

Robert, Lanita, Merritt – good afternoon. I guess by now you have heard that the Flunkers and their Co-Plaintiffs have lifted their threatened Lis Pendens and other legal actions against the WOWSC property, so that the transaction can be closed. That was smart on their part because had this deal not closed and this buyer pulled out, it would be near impossible to find another buyer that would deal with those crazy people out there, much less, ever pay \$1,250,000.00 for that property. So, I'm so thankful they did the right thing, so the sale can close and WOWSC can use the badly needed proceeds to satisfy their debt and operations shortfall.

This said, I wanted to set the record straight, as it relates to most of the lies and false accusations made about me, my 88-year-old father and family, by Patty Flunker's ranting during the WOWSC BOD Meeting on Monday 2/3. I watched the entire 3-hour 45-minute meeting via the live "Twitch" video feed. Patty Flunker committed perjury and knowing lied about many things relating to the Van Eman's, specifically my father Stuart. She said she "had proof". Well, that's a huge lie, as I have the truth and the proof, which are recorded Deed Documents at the Burnet County Court House Clerks Records. You can refer to the video (if you need a link, I can have it sent to you), but at approx.. 2 hours 37 minutes into the meeting video, the WOWSC turned to the agenda item relating to the Real Estate deal, at which time Lanita presented the Contract Terms and details and answered questions related to an Appraisal. Then Patty Flunker began her screaming rant – and early on in her rant, she repeatedly made statements about "backdoor" dealings, handshake/under table dealings related to me and even my 88-year-old father, from when he was on the WOWSC BOD over 25 years ago. She said something about my father as president of the BOD, purchased property for WOWSC from "the original developer", "then sold it to Malcom Bailey, when then sold it back to my father, who then gave it to me to develop". Well, that was ALL a lie and complete inaccurate account of what actually happened in those days. **And the Flunkers would never have known what happened out there in those days, because they did not move into Windermere until 2009 – May 29th, 2009, to be exact – over 10 years after the time she ranted about and claimed to have proof of!**

If the PUC really wants to get to the bottom of all of the problems with WOWSC, they need to not look further than Patty and Danny Flunker and their "tag-along" neighbors that they conn into siding with them. All of the financial ruin that WOWSC has suffered over the last 8 years, have been caused by the Flunkers, 1st by the lawsuits and legal defense spending from this very same property, or a portion of it (\$1,800,000.00 in legal bills that Patty mentioned in the meeting) and now almost caused WOWSC to be in more lawsuits with more Legal expenses related to this remaining 6.72 acre land sale! My knowledge of that Windermere and Spicewood Airport, is deeper than almost anyone out there and associated with WOWSC, because my family moved into Windermere in 1995, some 15 years before the Flunkers ever showed up there in 2009 – so ask for what proof they have? It doesn't exist.

Patty Flunker is a Liar, a cheat and desperately wants to "be somebody" but dishonest people always finish last!

Whatever proof she claims to have, must be fabricated, because attached and below is the factual timeline with recorded Deeds and description of what actually occurred and when. To summarize the historical facts of the WOWSC property, which are listed in the Recorded Deeds below:

- The original Developer of Windermere Oaks and The Spicewood Airport, was Charles Winston (thru various entities, including "Chase Corp." and others) (and now deceased) and he began the development back in the early 1970's.
- Then, in 1995, the Van Eman's moved into Windermere at 121 Keswick Dr.
- Then **March 6, 1997**, Malcom Bailey of Houston, bought **29.037 acres** from Charles Winston, with the intentions of Developing the original "Hangar Subdivision" – Windermere Airpark LLC.

- Then, **April 18, 1997**, Bailey carved out tracts of land from the 29.037 acres and sold **2.8633** acres to Van Eman and gifted **9.7855** Acre tract to the WOWSC, because the old WOWSC Sewer Plant and evap. Ponds were already on that portion!
- Bailey then on **Oct. 5, 1997**, Platted the Windermere Airpark Phase I, on the northernmost **15.8 Acres** out of the original 29.037 acres purchased from Charles Winston, back on **March 6, 1997**.
- Then 1-2 years later, after Malcom Bailey sold Van Eman's their property in **April 1997**, Stuart Van Eman was elected to the WOWSC Board of Directors as President around **1998/1999** (Flunker Lied).
- While Stuart Van Eman was on the WOWSC B.O.D., in **August 11, 1999**, Malcom Bailey asked Stuart to grant him a **0.703 Acre easement** across the Easternmost Boundary Line of the WOWSC 9.7855 Acre tract, known today as the "Piper Lane" Taxi-Way, so that Malcom could develop more hangars along Piper Lane and install a paved Taxi-Way to the fuel pumps and run-way.
- *The rest of the timeline as far as Van Eman property goes, is listed below under **"FACTS:"** - Van Eman's started developing Sky King Taxi-Way in **2003** with the property Malcom Bailey sold them in **1997** thru and culminating with Currin Van Eman developing Spicewood Airport Estates with completion in **2021**.

So, you see that ALL of Flunkers claims and accusations are simply lie's and false accusations, thrown out in a WOWSC meeting to insinuate that I and my family are dishonest and doing "backdoor deals". Its all Bullshit, just as she accused Anser of being "Bull-Shitted", in an open Board Meeting – Classy!

Attached are the Deeds and Dates of the Land Transfers and Easements that Flunker claimed that were my dad getting property then selling back to himself! The following is the timeline:

- **March 6, 1997**, in Doc# (752/182), Charles Winston (original Developer of Windermere) sells 29.037 Acres to Malcom Bailey (includes the future Airpark land, the WOWSC land, and Van Eman land)
- **April 18, 1997**, in Doc# (752/199), Malcom Bailey gives 9.7855 acres of land to WOWSC (includes the 6.72 ac under contract, the Dana Martin H-Tracts, and Piper Lane Easement land)
- **April 18, 1997**, in Doc# (752/192), Malcom Bailey Sells 2-parcels totaling 2.8633 Acres to Van Eman (includes 4 Sky King Lots and Spicewood Airport Estates lands)
- **Oct. 5, 1997**, in Doc# (199709551) "PLAT", Malcom Bailey Platted the Windermere Airpark Phase I, on the northernmost 15.8 Acres out of the 29.037 acres purchased from Charles Winston, March 6, 1997.

**** It was 1-2 years later after Van Eman purchased property from Malcom Bailey in April 1997, that Stuart Van Eman was elected to the WOWSC Board. Flunker lied!**

- **August 11, 1999**, in Doc# (870/698), WOWSC (Stuart Van Eman as B.O.D. President as Signer) Grants the 0.703 Acre "Piper Lane" Easement to Spicewood Aviation/Windermere Airpark LLC (Malcom Bailey), across the Easternmost Boundary of the WOWSC 9.7855 Acre tract, so that Bailey could pave Piper Lane Taxi-Way and develop more hangars along Piper down to the Fuel Pumps.

FACTS:

**** Stuart Van Eman did not become associated with or a WOWSC Board Member till 1998 or 1999, well after Malcom Bailey sold property to Van Eman and gifted the 9.7855 Acre property to WOWSC.**

**** Stuart Van Eman never sold any property to Malcom Bailey or to WOWSC, It was just the opposite, Bailey owned all of the property and sold Van Eman their portion and gifted the WOWSC their 9.7855 Acre portion**

**** Malcom Bailey gifted the 9.7855 Acres to WOWSC because the Sewer Treatment Plant and Evap. Ponds were already on that property from the time they were built and entered service.**

**** Malcom Bailey sold the 2.8633 acres to Van Eman because there was no Sky King Taxi-Way existing at that time and no hangars in that area and most of the property was in a hole at the end of the now Sky King Taxi-Way and Malcom thought it was worthless dirt!**

** In Sept. 1998, Dana Martin bought (2) Lots on Sky King for re-sale (Chapman's and Tom Dye's lots) and approached Van Eman to officially name Sky King Ln. with the county and Asphalt Pave the Taxi-Way and split the cost with Van Eman's (I have the original receipt).

** In 2003 Van Eman's Platted 4 lots along north side of Sky King, gifting Lots A & B to Currin & Robb Van Eman, respectively, who subsequently sold lots to Chapman in 2003 and WHE in 2006

** In 2017 Currin Van Eman Developed Spicewood Airport Estates on remaining 1.8 Acres of Van Eman property and extended Sky King Taxi-Way Asphalt, after the property was transferred to Currin (Spicewood Airport Estates, LLC), in 2016. – This development was in full swing between 2019 thru. 2020, with completed Lot Sales commencing in early 2021 and full Sell Out by Sept. 2021. * Danny Flunker screamed at Lanita Bates in the Feb. 2nd WOWSC Board Meeting, and said **"Did you know Currin Van Eman wanted to buy the WOWSC property in 2020"**. Well, that was a Blatant lie, as I had not even completed my own development in 2020, and given the time it took to do my development (2017 – 2021), I wanted out of that airport and away from those crazy, whacked out people, there!

You really need to look very hard at this case and the Flunkers, as they are the ones who have created the severe financial stress that WOWSC is now suffering from. Most of it started back in 2017-2018, when they were involved in the lawsuits filed against WOWSC and its then Board Of Directors (inc. Dana Martin), for selling the H-Tracts along Piper Lane, to Dana Martin, on the cheap, for \$203,000.00. I believe the WOWSC incurred \$1,800,000.00 in legal fees for that suit that ended in Dana Martin having to pay just \$70,000.00 back to WOWSC and one of the other Plaintiffs, Rene Ffrench. Then Patty forced a Rate Appeal with the PUC, because the new Board had raised water rates, to pay and cover those legal defense costs, which resulted in the PUC lowering the rates, however, someone was going to have to pay those legal bills, so it fell back on WOWSC. Now here we are in 2024-2025, and the Flunkers file new lawsuits against WOWSC Board of Directors, who are elected volunteers and the File a Lis Pendens on the property that is already under contract to sell for \$1,250,000.00. Who do they expect was going to pay the legal costs to defend the WOWSC "volunteer" Board of Directors – which by the way, they elected. And if they blew up the sale of the property, who was going to pay off their loan, the previous legal fees of the corporation and the new legal fees generated by the WOWSC to defend, yet another frivolous lawsuit, filed by the Flunkers, without an attorney and without a legitimate basis of law, because they are not educated attorneys. Its obvious who has caused the WOWSC so much turmoil, it's a small group of its members, led by Patty Flunker, who has completely misinformed the members that what they are doing is lawful and appropriate. Go to the source of the problem, if you want to facilitate change for WOWSC and the community they serve...

Currin J. Van Eman

Capella Commercial Real Estate

VC Interests, LLC

317 Grace Lane #240

Austin, Texas 78746

C: 512-927.7150

E: currin@capellatx.com

E: currin@vcinterests.com

www.capellatx.com




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Spicewood Tx
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