

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 26, 2015  
POA OFFICE

BOARD MEMBERS IN ATTENDANCE: Jack Sharlow, Stan Hulse, Brent Moore, Cheri Sperling, Nancy Tressa, Darrell Scanlan, and JR Miller

OTHERS ATTENDING: John White, Carter Tate, Nita Smith, Dotson Lewis, Dave Zilar, Barratt Strtevant, Rob and Kelly Tagliaferro, Tom Cable, Marsha Brancel, Michelle and David Barabino, Mike Mason, Linda Sharlow, Gaylor Heemink, Dale Rankin, John Bell, Maybeth Christensen

President Moore called the meeting to order at 5:34 PM.

John Metz of the National Weather service did a presentation on various scenarios of what could happen with various categories of hurricanes, but more importantly, what happens due to a storm surge. The information may also be found on hurricanes.gov. He said he would be happy to come back and do another, longer presentation for a town meeting in May.

AUDIENCE PARTICIPATION: Kelly and Rob were asking a follow-up on the mooring question. Brent directed them to Maybeth who will give them all of the information to do a replat. Marsha Brancel said she has had the City out several times to check the storm what drains at Escapade and Whaler since they backup when we have heavy rains. Maybeth is to follow-up with the City. Nita Smith talked about the amount of water which covered her deck and surely caused more washouts. She would like to see the Canals and Waterways committee reactivated.

MINUTES: The minutes of September 22, 2015, were accepted.

EXECUTIVE COORDINATOR'S REPORT: Maybeth went thru the report which is attached to the minutes. Dave Zilar asked if anything was being done about a problem house on Dasmarias. Maybeth said, notice has been sent and we are in the waiting period. He asked why it takes so long. John Bell responded that the Texas Property Code requires notices and due process.

FINANCIALS: Nancy moved to accept the financial reports, Jack seconded the motion and it passed unanimously.

STANDING COMMITTEES: Linda Sharlow, Chair of the ACC, described the committee and duties. The committee is charged with the safety, harmony and appearance of the properties in order to maintain property values as well as reviewing new construction plans. She said the committee had drafted a letter which will include the parking and maintenance guidelines which will be mailed to all homes. This is the education first step on enforcing the guidelines.

## OLD BUSINESS :

Billish Park Update – Brent reported on the meeting he attended on Thursday, October 22. The plans are now at 90% complete. He said it is quite clear that without the pond, the park will look the same as it does now. The POA participation is critical if we are going to see a park which we all can be proud of. After discussion, Stan moved that the PIPOA enter into an agreement to commit up to \$200,000 for the park, Nancy seconded the motion and it passed unanimously. John Bell is to draw up the agreement so that this project can move along and we may possibly see construction start by April. Brent also indicated that there is a group of Moms who are raising money for new playground equipment which is not included in the re-do and there are others looking for grants to add shade structures and other improvements.

Progress on Canal/Boat camera monitoring – Tom Cable said he had been in contact with the Tyco rep, but nothing new to report. Brent asked Maybeth if she had contacted Richard Pittman to get Port info. Maybeth did talk with Richard, but had not received a reply. She will contact him again.

Beautification Trust Audit - Maybeth reported she met with the auditor early that day. There are some missing information which Maybeth will be doing the follow-up on. The Board is most anxious to get this completed and Maybeth was directed to advise the auditor of this.

Entrance Palm Tree Trimming – Maybeth reported on a conversation with the City Parks Department. The City has a contract with Woodstock and they were supposed to trim the Palms in October. She followed up last week and was told the work should be done by mid-November. Maybeth advised Parks that it looked like some of the palms may have been harmed by the work on the new water and gas lines. The plan is that they will be trimmed 1 time per year by the City and the PIPOA will trim them 1 time per year, separated by 6 months. Woodstock was the same one we received a quote from. The City was happy that we would be using the same contractor as the City has trimming requirements and insurance requirements.

Derelict Boats – Maybeth reported that it cost about \$8,000 to remove and dispose of the 3 abandoned boats. Although some resident thought they were doing the PIPOA a favor by towing them out to the intercoastal, the GLO “found” them about a mile south of the south entrance and advised that we were the responsible party and needed to take care of them. There was discussion about the precedent, i.e. folks might just turn derelict boats loose knowing the PIPOA would take care of them. Dale Rankin was encouraged to write about the cost. John Bell also explained the process whereby we need to attempt to locate the owner to seek reimbursement. The owners of three which the PIPOA disposed of could not be located by the GLO or Parks and Wildlife as well as us.

Bulkhead Risk Assessment – Stan said he would like to get this resolved so that it no longer is on the agenda. He was looking for an expert opinion and possibly asking other communities with bulkheads what their plan is. Brent said he would ask people at his firm who do economic analysis to see if they might have some information. It was mentioned that if we had a major storm, the major cost may be dredging the canals rather than reconstructing the bulkheads.

Community Gardens – Nancy reported that all but 2 of the 100 beds are taken. For the first time we do not have a waiting list. She said an organization – Grow Local – has a learning garden for new gardeners and she is passing along that information to the new gardeners. She said there is an interest in developing an orchard area and for \$50 per tree, or someone contributing a potted tree, it could get started in the spring.

NEW BUSINESS:

Possible Holiday/December event – Brent said this idea came from our annual meeting as well as a couple of the candidates for the vacant Board position. It was suggested the PIPOA should do more community events. So, Maybeth checked on the cost of a tent with sides and lights in order to have a movie night. She had a resident suggest a food truck. Brent had some contacts and within just a few hours, we had several of the food trucks people get back to us and want to be involved. Nancy moved that we move forward with the event, with an enclosed tent, possibly a heater, a maximum of 2 food trucks and that we spend up to \$2500 for the event. Stan seconded the motion and it passed with Darrell abstaining. Maybeth is to work on a date possibly a Friday night or Sunday early in December.

Nest Board Meeting Date – Since the 4<sup>th</sup> Tuesday is the Tuesday before Thanksgiving, Maybeth asked if everyone would be in town. Jack Sharlow said he would not, but the rest of the Board is able to make that meeting so the meeting will be November 24. There is no meeting in December.

Whitecap Medians – Nancy asked that this item be added. She would like to see the 4 small medians from Aquarius to Caravel be completed yet this year. Cheri moved to get bids, Nancy seconded the motion and it passed unanimously.

Jack moved to adjourn the meeting at 7:15 PM, Stan seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary