

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 28, 2017
ISLAND PRESBYTERIAN CHURCH ANNEX

BOARD MEMBERS IN ATTENDANCE: Brent Moore, Cheri Sperling, Stan Hulse, Leslie Hess, and Jack Sharlow. Nancy Tressa gave her proxy to Cheri Sperling. Darrell Scanlan gave his proxy to Brent Moore.

OTHERS ATTENDING: Lisa Scheerer, Travis King, Scott McFarlane, Carter Tate, Robert Algeo, Heather Cooley, Barb DeToto, Cathy Maingot, Dennis and Marta Sprout, Jon Brandt, Dale Rankin, John Minners, Doreen Kinkel, Marvin Jones, Tom Cable, Nancy Horsley, Marshal Brancel, Nita Smith, Suzanne Morrison, Jon Reynolds, Steve Chaney, Brian McCabe, Danny Graves, Pete Allsop, Sheila Allen, Tarek Saleh, Alex Koutsoumaris, John Bell, Dan Hawkins, Diana Glover, Lisa Underbrink and Maybeth Christensen

President Moore called the meeting to order at 5:32 PM. The meeting opened with the Pledge of Allegiance led by Jack Sharlow.

PUBLIC COMMENT:

Several visitors were attending just to observe.

Tarek Saleh thanked the Board for the responses to the questions submitted for the Concerned Citizens group. He suggested there be a public comment area on our website for residents to communicate with the Board.

Marvin Jones presented a letter and supporting documents which questioned Stan Hulse being a member of the Association between October 4, 2016, and January 9, 2017, which he said would make him illegible to be a Board Member or a Candidate. He said he should have resigned and followed the rules. Sheila Allen also indicated the same as Mr. Jones.

Dennis Sprout asked if we had asked for expert advise regarding trimming palm trees.

John Brandt talked about the Park Road 22 bridge and was concerned that we had looked into what would happen to our canals since the tidal flow would be stronger.

Bob Algeo said the board was corrupt, that the Association had retaliated against him for being opposed to the compliance standards and also indicated Stan should not be a Board member.

Dan Graves said since the taxpayers had paid for Billish Park, the Association should not be spending any money on the park.

Carter Tate asked if we could get the amount the wastewater treatment plant (City) had spent on repairs to the bulkhead in that area.

Barb DeToto said the response to the concerned citizens questions need to be in the MOON. She also felt that the Board needed to respond in the MOON to questions raised during Public Comment.

Heather Cooley questioned why the PIPOA had been involved with doing anything with Billish Park. The Public Comment portion was closed at 6:25 PM.

Secretary's Report: The minutes of January 31, 2017, were accepted as printed.

Canals and Waterways Committee: Jack moved to create the committee and appoint Nita Smith, Dorren Kinkel, Frank Shea, Bill Sargent, Drew Stevens, and Matt Merrill to the committee, seconded by Cheri and passed unanimously with Stan Hulse abstaining.

Committee Reports: Architectural Control Committee chair Linda Sharlow reported the Committee met that morning and several requests for variances as well as started looking at different types of fences. There are currently 65 water access homes and 15 waterfront homes under construction . There are 150 projects currently permitted so we are busy.

Canals and Waterways Committee – Stan will be the contact for this committee. Nita had a handout and said the committee focus was to educate residents and work on enforcement. They are planning to have a table at the annual meeting.

Compliance Program – Dan Hawkins presented the report for February and explained the various categories. Those properties which can now be fined are being sent the fine notices within the next two weeks. Some of our older violations will have to be re-sent the 30-day legal letter before fines can start and they will be doing those letters.

Executive Coordinator Report – Maybeth reported on the bulkhead survey which is being done by Hanson Engineering. They have the new GIS system setup with all the fields that they need and have trained the staff. They are currently finalizing the details on the required insurance coverage and hope to be on the water in the next week. Maybeth said that if anyone sees guys in a boat with an Ipad taking pictures, that is what is going on. The Primavera canal end project only had 1 bidder. Hanson sent the RFP out to 3 companies and CMA was the only one to respond. Hanson had checked the references and advised that they would be putting together the contract for CMA to do the work. The dollar amount will need approval as we move thru the agenda.

Brent asked Maybeth to explain the health insurance issue. She explained she asked Borden Agency, who handles our insurance for suggested plan and quotes. At the same time, her son-in-law asked if he could submit suggested plans. In hindsight, she realized she should not have allowed that, but she prepared a spread sheet with the various benefits and labeled the columns A, 1, B, 2, C, 3. She gave the material to the 3 employees to choose the plan that best suited their needs. At no time did she encourage them to take one plan over the other or interfere with their decision. As it happened, they chose one which her son-in-law proposed. All of the plans were United Health Care plans. All payments are made to the United Health Care. No check is written to the son-in-law. Brent wanted to know what it took to get out of the policy. After a great deal of debate and discussion, the result was that the agent of record needed to be changed with United Health Care.

Treasurer's Report – Since Nancy was out of town, Maybeth presented the information and answered questions. Maybeth said it was probably a good time to do an RFP this fall for other investment houses to present how they might have handled the portfolio. The reports were accepted as presented.

OLD BUSINESS:

Billish Park – Maybeth advised that 3 landscape designers had indicated an interest in presenting a proposal and the deadline for submittal is March 8. She asked for Board members who would be willing to score the proposals. Brent said he wanted to be involved, and that Nancy had indicated an interest. Stan also said he wanted to do it.

Primavera Canal End – Leslie moved to approve the bid amount of \$15,934.50 for CMA to do the investigatory work, Cheri seconded the motion and it passed with Stan abstaining.

NEW BUSINESS:

Compliance Advisory – Leslie will be the Board person to put this committee together. She has a list of those people who have indicated an interest in serving and was also taking names of additional people who were interested. She said we were looking for people with different points of view on our maintenance standards and wanted there to be healthy debate. Cheri moved that the Committee be formed, Jack seconded the motion and it passed with Stan abstaining.

New Policies:

Code of Conduct and Conflict of Interest – after reviewing, Leslie moved to approve the document prepared by John Bell, Cheri seconded the motion and it passed with Stan abstaining.

Check Signing Policy – This policy puts into written form what already is being done. Leslie suggested an amendment which would provide for the procedure if a Board member declined to sign a check because of incomplete information which John Bell will add to the policy. Leslie moved to approve the document with the amendment, Cheri seconded the motion and it passed with Stan abstaining.

Customer Service Policy – John explained the new document basically puts the previous policy into the property form and includes an open To do List. Cheri moved to approve the policy, Leslie seconded the motion and it passed with Stan abstaining.

John Bell said he was in the process of putting all of the policies into a booklet form.

Island Foundation – There was discussion regarding the request from IF and it was decided to add it to the annual meeting agenda and to have a straw ballot at the meeting for people to vote on the possible contribution.

Leslie said she would like to see some additional committees for the Association which might include a community event committee and a grant writer committee.

The Board then went into Executive Session.

The Board came back into regular session and it was determined there would be a special Board meeting on Saturday, March 4 at 10 AM.

Jack moved to adjourn the meeting at 9:25 PM, Cheri seconded the motion and the meeting was adjourned.

Respectfully submitted, Cheri Sperling, Secretary.