

PADRE ISLES PROPERTY
OWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
APRIL 25, 2017
SEASHORE LEARNING CENTER GYM
15801 S. Padre Island Drive
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: D. Brent Moore, Darrell Scanlan, Nancy Tressa, Leslie Hess, John Sharlow, Carter Tate, and Marvin L. Jones.

President Moore called the meeting to order at 5:45 PM

Brent congratulated the new members and asked if they had the Board of Directors Agreement so they could sign in. Maybeth handed out forms for all members to sign. Marvin had questions and wanted to study the form before he signed it. The rest of the members signed and dated the forms.

Conflict of Interest Statement – Maybeth has supplied the form in the Board packet. Lisa Underbrink is the sister-in-law of David Underbrink who is a principal in Hanson/Naismith Engineering. Neither Lisa or David have anything to do with the contracts the PIPOA currently have, but the disclosure needed to be made.

Public Comment: Sheila Allen, Jo Alsop, Sue Stockton, Heather Cooley, Dennis Sprout, Bob Algeo, and Ron Kratzer all voiced their objection to the Maintenance Standards requiring palm trees be trimmed once a year.

Doreen Kinkel presented a paper on why the PIPOA should not publish the check register online. Sheila Allen and Ron Jeffers indicated there were programs which offered safeguards so the register should be published.

Presentations: Harrison with Hanson did a presentation on the first 7,000' of bulkhead inspection program and provided the map showing the area which has been completed as well as discussed some of the findings. They will continue the survey. It was suggested they were shirts with the Hanson name and logo on them so residents know they are taking pictures, etc. with a reason. Harrison said the residents have been supportive so far. He will provide a schedule to Maybeth so she will be able to alert resident in an area when they are doing the work.

Scott with Hanson reported on the Primavera canal end repairs. Bids are due May 9 at the PIPOA offices. There is a pre-bid meeting with contractors at 10 AM, April 27 on site. Grande's contractor did cut the tiebacks when they were installing the Grande lines. John Bell is contacting Grande about their liability.

Del Mar scholarship report – Maybeth had provided all of the information regarding the program in the packet. After reviewing, the Board decided Mary McQueen, the Del Mar Foundation Director who administers the program did not need to come to the May Board meeting.

Hurricane Recovery and Debris Cleanup risk – William Goldston explained that removing debris from the canals after a major storm was a concern. He introduced Tom Rodino, retired Coast Guard officer who has worked with the City of Corpus Christi and Nueces County in developing a plan by defining opportunities, calculating quantities of materials to be removed and lining up pre-position contracts.

Billish Park Presentation – Hanson spoke about the project and presented their proposal which included 2 community outreach meetings, the design, bidding and project management. The Board stressed this was to be a design to suit the budget.

Property Maintenance and Compliance Program – Dan Hawkins presented the update on the program. As of April 25, 2017, we have written \$4050 in fines.

The minutes for March 28, 2017 and April 2, 2017 were accepted as presented.

Committee Reports:

Compliance Committee – Leslie reviewed her written report. She talked about the committee and the recent tour they did with the compliance inspectors. They are getting organized and will be meeting twice a month initially. She said they all felt they should sign a confidentiality agreement since they are dealing with individual properties.

ACC – Linda Sharlow presented her written report. There are currently 73 water access and 16 waterfront homes under consideration and a total of 229 projects. She said the committee has been short 1 person and that Cheri Sperling has indicated an interest in serving on the committee. The committee also recommended consideration of hiring a full time person who could actually do construction site clean-ups. Carter moved to appoint Cheri Sperling to the ACC, Jack seconded the motion. There was a discussion about advertising committee openings. Maybeth said she would develop an application form and post it to our website and Facebook page. The motion passed with Marvin voting no.

Canals and Waterways – Maybeth said they did not meet this past month, but a meeting was scheduled for Thursday night. Carter moved to appoint Nancy Tressa as the Board liaison, Leslie seconded, and the motion passed with Marvin voting no.

Executive Coordinator Report – Maybeth presented her written report. She indicated she received calls from one of our suppliers, contract person and DelMar asking who Marvin Jones was and why was he asking questions from them. She had provided Mr. Jones the information in a meeting they had in the office so questioned his contacting these people. Mr. Jones said he was checking to see if DelMar received a check even though it was listed in their report and spoke to our contract person more in a personal nature rather than PIPOA business.

Treasurer's Report – Nancy indicated the information was in the packet. Brent asked about the legal fees. Maybeth said in January the total for legal was \$5983.87 with \$3695.00 being a result of various questions raised by residents. The February numbers were \$4298.28 with \$1430 being resident questions and March was \$7832.30 with \$6727.50 being resident questions. Obviously the ballot expense will be greater than the budgeted amount since we are now in the third ballot. This will also increase the amount spent on postage. The reports were accepted as printed.

Recurring Business:

Billish – After discussion about the contract with Hanson, Carter moved to move forward to signing the contract, Nancy seconded the motion and it passed with Marvin voting no.

Primavera Canal end – discussed in the presentation

Board Policy Manual – held over until May meeting

PIPOA Hurricane Recovery and Debris Cleanup letter of agreement – Nancy moved to form a sub-committee to review the information, Carter seconded the motion and it passed unanimously. Brent asked who would be interested, Carter and Marvin indicated there were, in addition Brent said he wanted to be on it and asked William Goldston to also be included. After discussion, Carter then moved to approve Phase I of the proposal which is the time and materials section to define the scope, Darrell seconded the motion. Leslie then moved to amend the motion to authorize the committee to review and move this forward, Nancy seconded the amendment. The amended motion was approved unanimously.

IT Assessment – Maybeth said she just received the report about an hour before the meeting started so she would send it out to the Board members for their review.

New Business:

Brent said he would like to create a special committee titled Bylaws, Policies and Procedures, the purpose of which is to review the documents and recommend changes. He asked Marvin to Chair the committee, Carter and Darrell volunteered to be on the committee. Leslie moved to make it official, Nancy seconded the motion and it passed unanimously.

Reappointment of special committee chair for Canals and Waterways – Leslie nominated Nancy to be the Chair/liaison, Darrell seconded the motion and it passed unanimously.

Nancy talked about the issue of having a letter from the Board to send to our residents who respond to the compliance inspectors with vulgar language. She asked that Maybeth draft a professional response to be used.

Consideration of date change for annual meeting – this is one of the items the new committee will take a look at.

Video of Board meetings – Marvin volunteered to do some research on cost and procedure.

Discussion and consideration of change of time for Executive Session. This had been discussed previously and there was no desire to change the time.

Discussion of providing access for members to view the check register – Carter pointed out that the register is available for any member to go to the office and look at it. Marvin volunteered to do a security study on the issue and bring it back in 60 days.

The Board then went into Executive Session.

The Board reconvened with no action being taken on the Member's fine appeal.

Jack Sharlow moved to adjourn the meeting at 11 PM.

Respectfully submitted, Darrell Scanlan, Secretary