

PADRE ISLES PROPERTY
OWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
AUGUST 22, 2017
ISLAND PRESBYTERIAN CHURCH
14030 Fortuna Bay Drive
Corpus Christi, Texas 78418

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

President Moore called the meeting to order at 5:40 PM

Jack Sharlow led the Pledge of Allegiance.

Conflict of Interest Statement – There were none.

Public Comment:

Dennis Sprout pointed out several instances where he felt the Board was wasting money.

Marta Sprout spoke about the CompuIntegration person being unqualified.

Kim McGuire asked the entire Board to resign for what he considered mismanagement.

Sheila Allen indicated her various concerns about conflicts and was upset that her name was an agenda item.

Nick Colosi felt there was a need to provide more public information.

Michelle Jeffers was unhappy to see her name on the agenda. She said she received a copy of the membership list, which she had requested, but it had blacked out information on it.

Brian Hauskenecht said he was unhappy with what the Board was doing and would continue to object and attend meetings.

Jo Alsop said the Board was not following Roberts Rules of Order.

Terry Beck recounted her experience with attempting to apply for the Executive Coordinator job.

Kelly McFadden questioned the judgment of the Board.

Ron Jeffers spoke about the incompetence of CompuIntegration and its owner. He made several accusations about this company and the work they had completed for the PIPOA.

As the presentations started, there were several members present who were shouting and interrupting the proceedings. Chairman Moore repeatedly advised they were out of order, but the shouting continued.

The Board then took a 5 minute recess to allow for tempers to cool in order to regain order.

The meeting was called back to order and the proceedings continued.

Presentations:

William Goldston reported that Tom Rodino submitted his first rough draft and would be reworking it for re-submission in about 2 weeks.

William Goldston presented the information on Billish Park. The 90% should be to the City in September. Marvin asked about the maintenance cost. The amount in the contract is what the City currently says is the cost.

Primavera bulkhead work – William reported the contract was signed by PIPOA and is awaiting CCC Group’s signature.

The minutes for June 27, 2017, were accepted. The minutes for the Special Board Meeting of August 10, 2017, were accepted with the addition of the email vote information.

Committee Reports:

Compliance Committee – Leslie reported that Mike Linnane resigned from the committee and at this point they are not looking to replace him. The committee is working on rewriting the letter as well as identifying violations which actually affect property values. She also indicated that the compliance@pipoa.net email was not yet on the website.

Architectural Control Committee – Linda reported that 39 builders had been contacted with the information regarding violations. Brent said there was still a problem on Eaglesnest with the builder having dirt in the gutter and it was time to get storm water involved. He also asked about term limits. Linda said she was the longest serving member and the committee felt that March – after the annual meeting, was a good time to make changes. Maybeth was told to list the term on the webpage and put something together advertising for new members. Linda also reported there were 169 active permits, 70 single family water access homes and 8 single family waterfront homes under construction. Since July 1, 2017, 45 permits had been requested.

Canals and Waterways – The committee did not have a report.

By-laws, Policies and Procedures Committee. – Marvin Jones handed out a rough draft of a total rewrite of the Board Policy Manual. He asked that Board members take a look at it for further discussion at the next Board meeting. Carter also presented a document with suggestions for additional items to be included for consideration. Brent asked if they had met and they said they had not.

ISAC – Carter said he could not speak officially for ISAC but did point out that Stan Hulse will time off the committee March 18, 2018, so a PIPOA appointment will need to be submitted to the City Council for approval. The appointee does not have to be a Board member, but the Board has to recommend the appointment.

Executive Coordinator Report – In addition to her written report, Maybeth said that Mr. Edler spoke at the Special Board meeting August 10 about the need to patrol the boat ramps on weekends. Maybeth explained that they did, indeed patrol them and also showed the warning they put on the vehicles and trailers the first time they find one without the proper stickers. They have towed trailers and vehicles. She also provided the information on the member requests. Brent said the reason he wanted this included is that he wanted to know just how responsive to these requests the staff was. It was clear from the documentation provided that all requests were handled in a very timely manner with minimal staff time.

Treasurer’s Report – Leslie pointed out that the December, 2016 numbers were on the June 30, 2017 Balance Sheet, but not on the July 31, 2017 Balance Sheet. She requested that the information be included on all future Balance Sheets. The financial reports were accepted as presented.

Recurring Business:

Report on email vote – was included in the August 10 minutes.

Building remodel – on hold

Executive Coordinator search – Brent explained the process and said the Board planned to make a final decision during the Executive Session. They intend to have an offer to a person by the end of the week.

New Business:

IT System Update – Will be a project for the new Executive Coordinator.

There was a discussion regarding converting all hard copy records to electronic copy but no action was taken.

Future contracts: Marvin moved that before contracts were signed, the contracts be circulated to all Board members for review with at least 48 hours to comment, Leslie seconded the motion and it passed unanimously.

The Board then recessed to go into Executive Session. Brent advised residents that no votes were expected as a result of the Executive Session.

The Board was called back to order:

Motion by Scanlan to offer the position of Executive Coordinator to Becky Perrin for a salary within her requested salary range, subject to background check, drug screen and the opportunity by all Board members to confirm this decision within 48 hours. The motion was seconded by Hess and adopted unanimously.

The meeting adjourned at 9:35 pm.

Respectfully submitted, Darrell Scanlan, Secretary