

**PADRE ISLES PROPERTY OWNERS ASSOCIATION,  
REGULAR MONTHLY  
BOARD OF DIRECTORS MEETING  
January 23, 2018**

**Island Presbyterian Church Annex - 5:30 PM  
14030 Fortuna Bay Dr., Corpus Christi, Texas 78418**

**NOTICE OF MEETING AND AGENDA**

*Members of the audience will be provided an opportunity to address the Board during Public Comment. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes. Please sign in prior to the meeting with your name, physical address, email address and the subject to be addressed.*

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1. CALL TO ORDER
2. RECEIVE CONFLICT OF INTEREST STATEMENTS
3. MEMBER COMMENTS
4. BOARD COMMENTS
5. EXECUTIVE DIRECTOR REPORT: (The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)
6. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:
  - A. ISAC/ TIRZ Representative Report
  - B. The following presentations from WFGCON, PLLC - William Goldston (PIPOA Engineering Consultant) regarding:
    - 1) Billish Park Construction Status (schedule, tasks completed, 1 month forecast)
    - 2) Primavera Bulkhead Construction Project Update
    - 3) Submerged Debris Removal
    - 4) Canal Marker Replacement
  - C. Presentation from Hanson Engineering regarding status of Bulkhead Inspection Phase II (schedule, tasks completed, 1 month forecast)
7. CONSENT AGENDA: (Routine items; acceptable without further discussion)
  - A. Secretary's Report-December 21, 2017 board meeting minutes.
8. COMMITTEE REPORTS : (With Possible Board Actions):
  - A. Compliance Committee (Leslie Hess)
  - B. Architectural Control Committee (Brent Hess)
  - C. Canals and Waterways Committee (Nancy Tressa)
  - D. Bylaws, Policies and Procedures Committee (Marvin Jones) Election Policy
  - E. Security Patrol Committee Report (Becky Perrin) No meeting

9. TREASURER'S REPORT - FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports. No motion required.)
  - A. Annual Budget update
  - B. Balance Sheet
  - C. Check Register-Leslie Hess asked for clarification of this item. \$1,500 Boat motor purchased for a boat that a vendor used to clean the canals.
  - D. Emergency Repair Fund Investment Account update
  
10. RECURRING BUSINESS: (Motions as required)
  - A. PIPOA building remodel-on hold
  - B. IT Systems Update In the process of developing the RFP, met with Ron Jeffers to discuss IT Systems options
  
11. NEW BUSINESS: (With Possible Board Action)
  - A. Term Limits
  - B. Second Contract for Bulkhead Repairs
  - C. Board Member Ballot and Process
  - D. Bylaw Independent Review
  
12. EXECUTIVE SESSION:  
Following completion of Board business, the public portion of the meeting will recess, and the Board may go into executive session to cover attorney consultation, personnel issues, enforcement actions and other confidential matters:
  
13. RECONVENE IN OPEN SESSION:  
A vote may take place as a result of discussions held and information presented in executive session.
  
14. ADJOURN

## Compliance Committee Board Report - PIPOA

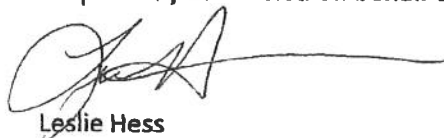
January 2018

**Members Include:** Henry Quigley, Mary Alice Eskridge, Marsha Brancel, Scott Schmidt, Meagan Furey, & Leslie Hess

*The committee's role is to provide guidance and suggestions to the board related to compliance and education to the community as well as bring forth the recommendations from the community as a whole. At times the committee may take on a direct educator role to the community if deemed appropriate. The board will review the suggestions and then pass their recommendations on to the staff via the executive director for implementation.*

- The [compliance@pipoa.net](mailto:compliance@pipoa.net) email has been established, and verified that all members receive the emails. It wasn't utilized by the community this past month.
- The committee continued preparing for the community meeting. Our goal will be to have some great dialog with the community. We are preparing a summary of our role, and what we have accomplished so far as well as where we need the community's input to move forward. The date has not yet been set.
- There is an issue that the committee needs to bring to the board's attention. We have had difficulty with one of our members that we were not able to overcome. Over the past few months, it has continued to cause disruption to the group and inhibited the ability of the committee to move forward in a timely manner. We lost members because they couldn't work with him, we had a member contribute remotely rather than attend the meeting due to their inability to work cohesively with him and then in the past month, more members have expressed a concern that they were considering leaving the group due to their inability to work with him. The committee discussed this issue at the last meeting. They felt he had broken the guidelines that the committee established which included respect for all members on the committee and bringing items forward for board consideration only after the committee voted on them. (At the April 2017 meeting, the committee had established it takes a 2/3 of the members present at a meeting to agree that something was ready to be presented to the board.) Committee members summarized it best as, "we want diversity on the team and differing opinions so that we can produce the best results in the end", and "it is ok to disagree, but not to always be disagreeable". After careful consideration, the committee voted to remove Tom Cable from the committee.
- Based on this latest event, the members will be updating the application to solicit for new members. It is their intention to speak to this at the community meeting in hopes of expanding the group with a continued diversified group which is representative of the island we represent.

Respectfully Submitted on behalf of the Compliance Committee,



Leslie Hess

## ACC MEETING JANUARY 11, 2018

MEMBERS PRESENT: Chairperson Jacqueline Carlson, Heather Cooley, Brent Hess, Robert Pruski, Nancy Tressa (Board Representative)

STAFF: Lisa Underbrink, Becky Perrin, Sam Glover

GUEST: Marvin Jones (PIPOA Board Member)

Meeting was started by Jacqueline Carlson at 8:00am

### Discussion Items:

1. Sam Glover – compliance inspector was asked to sit in on the first part of the meeting to discuss an idea she had for using placards on stakes to put construction sites on notice of violations. Brent Hess had discussed the idea on Tuesday with Sam, and came to the meeting with a prototype. The committee discussed the contents and made suggestions to improve it. Two placards will be used: the first is a first notice, giving the owner/builder 48 hours to fix the violations before re-inspection. The second placard is for repeat offenses, and specifies that fines will be levied immediately and for every day a violation exists for the remainder of the project.
  - a. The ACC is requesting review and approval from the Board to begin using these placards.
2. The committee discussed the various fines for builders and other construction projects. Heather Cooley is going to do some research on what other HOAs have for fine schedules and will share her findings and recommendations via email to the committee. The goal is to get a recommended fine schedule and the placards reviewed and voted on by the Board this month.
3. The committee discussed the importance of enforcing builders of both new homes and ancillary projects to obtain a PIPOA building permit prior to starting a project. Several measures have been ongoing, and will continue. The current reality of lack of PIPOA staff resources and lack of a dedicated database to track both permits and violations was discussed. Robert Pruski will check with the Builder's Association to see if they currently get a list of City permitted projects that the PIPOA could possibly obtain.
4. The committee discussed current applicants for the ACC committee, and will have applicants meet with the ACC in February. At this time, the ACC is not recommending the 5<sup>th</sup> position be filled. The ACC will present a recommendation to the Board for the February meeting. In March, Jacqueline Carlson will complete her tenure on the committee, and a position will again be open.
5. One new home plan was reviewed and approved by Brent Hess. It was used as training for Robert and Heather for future review/approval of plans. More training will be scheduled and conducted.
6. Update: Heather and Brent are currently meeting weekly to go through the ACC Guidelines and make recommendations on how it can be improved to avoid "grey area" and variance requests. The Guidelines currently do not distinguish between residential and large multi-family complexes, nor do they have any specifics for commercial properties that are within the PIPOA. Plans are to have recommendations to the ACC, then the Board in February.

### Current Projects:

- 92 Water Access (Interior) new homes under construction
- 16 Water Front new homes under construction
- 80 other construction projects (decks, docks, fences, pools, shade structures) under construction

Meeting was adjourned at 9:10am.

## Canals & Waterways Committee Minutes Jan. 9, 2018

I. Call to order & Roll Call –5:30pm— all present: Board liaison-- Nancy Tressa, Nita Smith, William Sargent, Matt Merrill, Kevin Hendrickson, and Richard Pittman

II. Public Audience--none

III. Old Business

A. Recommendation for Navigation Markers- **By unanimous vote, the committee approved putting in the 21 Coast Guard approved navigation markers/posts in the north channel and the 11 Coast Guard approved navigation markers/posts on the south channel.** Richard Pittman is going to update the map to show this and turn in specs for RPF and be “point man” for technical/engineering questions. We will be in contact with W. Goldston.

B. No Wake Zone-All agreed this is a major problem, especially with jet skis and **the POA needs to do all it can to bring about enforcement of the NoWake Zones in our canals.**

1. ISAC—Thanks to Stan Hulse, the No Wake issue will probably be on the ISAC agenda in February. Carter Tate, the POA’s ISAC representative, strongly spoke out against this at ISAC Jan. meeting despite the POA Board directive to put topic on ISAC agenda.

2. Signage—**POA needs to order 40 No Wake Zone signs that are at least 36” by 48”.** The current signs [18”x24”] are too small to be clearly visible. We suggest giving them away to owners (to put on their deck railings) as raffle prizes at the annual meeting.

IV. New Business

A. Agenda items for next meeting—increasing # of POA boat ramps and area for parking

B. Resignations & seeking new committee members— After much discussion, Smith agreed not to resign. *All feel that unless the POA starts acting on the committee’s suggestions, then having the committee is pointless.*

V. Adjournment—6:45pm