



Padre Isles Property Owners Association

WINTER 2020 NEWSLETTER

Board Election Information & Announcing the Candidates

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Don't forget the Annual Membership Meeting will be on:

Saturday, March 14, 2020, at Sea Shore Learning Center Gym, at 10:00 A.M.

Address: 15801 South Padre Island Drive, Corpus Christi, TX 78418

14015 Fortuna Bay Drive · Corpus Christi, TX 78418-6327 · 361-949-7025 · www.padreislespoa.net

ELECTION **INFORMATION**

The Board of Directors has selected Election Trust as the administrator of the 2020 election. You will be receiving from Election Trust the following items:

1. Notice of Annual Meeting
2. Voter's Guide
3. Ballot
4. Proxy

In addition to voting using a paper ballot, you will be able to vote electronically.

Election Trust will be providing information on how to cast your ballot.

Please remember to sign your ballot. Please understand the POA office cannot accept ballots.

Please direct questions on the ballot to help@electiontrust.com



Marvin Jones

PIPOA Board Candidate

Why I am running

Over the course of the last three years that I have been on the Board, I, along with other Board Members, have been able to bring needed reform and change to our PIPOA. However, there is more work to be done. My goal is to continue the improvement of our organization. That is, to make it economically efficient with sound management and achieve the goals of our members.

Education

- *Bachelor of Science-Business Administration- University of Minnesota
- *Master of Arts-Urban Economics- Minnesota State University
- *Juris Doctorate-Law Degree- Southern Methodist University

Experience

- *Attorney at Law- Owner of Marvin L. Jones and Associates Law Firm

- *Business Owner and CEO of Multinational Corporation- Passport Travel Corporation
- *College Professor- Business Law
- *Special Agent- United States Secret Service

PIPOA Experience

- *One-year Board Member
- *Two-years Board President

PIPOA Accomplishments

- *Stopped the nepotism, stopped the self-serving dealings of Board Members.
- *Billish Park- completed New Management procedures
- *New Financial Safeguards and Procedures
- Transparency-Weekly Column

Future Goals

- *Continued Maintenance of Bulkheads and Canals using new technology
- *New Property Management Database using new technology
- *Ensuring Member's property rights
- *Updating and improving Subdivision Covenants and Association Bylaws

Sandy Graves

PIPOA Board Candidate

Sandy Read Graves

I chose to run for the PIPOA board because I have a vested interest in what happens on our Island as a homeowner.

I have a strong work ethic and am able to listen to both sides with an open mind.

I have a long Airline background from which I retired from. I started out in ground operations (Marshall aircraft, luggage, freight, etc.). Then on to gate and ticket operations. Through hard work, I made it up the ladder to become General Manager, Northwest Airlines in Montana.

I am not afraid of hard work and believe that you should give back to your community. Below are some of the volunteer positions I have held.

La Posada, Board of Directors

New Neighbors League Corpus
Christi, President, 2 terms

New Neighbors League Corpus
Christ, Publicly Chair

Montana State PTA, Vice President

Yellowstone County PTA Council, Vice
President, Secretary

Associate Vietnam Veterans of
American, Chapter Rep.

I also participate many Island Beach
Clean Up activities.

I look forward to hearing from and
meeting you.

I ask for your vote as this is our home
and our backyard.

Yours in friendship,

Sandy Read Graves

Saprtbum@gmail.com

Nita Smith

PIPOA Board Candidate

Graduating from UT Austin with a BA, I later went back and got a Master's Degree. I taught for over 25 years in public high schools. I co-founded an educational publishing company and wrote test prep materials for AP and state level tests. Then, I sold the company, retired, and moved to the Island to enjoy the beach. I have participated in Billy Sandifer Beach cleanups, rescued cold-stunned sea turtles, and served on the Island United Political Action Committee and on the POA Canals Committee.

I am honest and an independent thinker who believes in analyzing problems, getting input from people with expertise, and then coming up with practical solutions. My patience, a willingness to listen and learn from other people, and a sense of humor will all help me in working with other board members and all members of our community, as would my willingness to admit when I am wrong [a rare occurrence ☺], to apologize, and to learn from my mistakes.

With over 5,000 members, the POA is lucky to have people with knowledge in many areas, and many of these people are willing to donate their time and knowledge to help the POA.

I learned this while being chair of the now defunct Canals Committee.

When I asked for volunteers, engineers, licensed boat captains, and long-time residents with knowledge of our canals all stepped forward to help.

Utilizing the skills and knowledge of our large membership through the establishment of multiple, permanent committees would be one of my main goals.

Teaching English and Social Studies in public high schools taught me the importance of having set rules and procedures that are clearly stated and enforced fairly. I would work with the other board members to go through the Board Policy and Procedure manual and make sure that it is up to date, and then follow it. This would also provide continuity from year to year, as board members come and go.

Similarly, I would work with the board and employees to come up with an employee handbook to clearly set forth the duties and expectations for each office employee position. This handbook would help smooth transitions as office personnel come and go. Finding, training, and keeping good office personnel would help an organization of our size run smoothly and efficiently.

I first bought a house here in 2005, and I was a part-timer/weekender until I moved here permanently in 2007, so I have experienced both types of "residency" that we have here and the different outlooks each type of residency brings with it. which provides me with a different perspective than someone who has recently moved here [a perspective that is not better, not worse, just different].

Lastly, I would work to make sure that year-to-date financial statements are available and updated each month, so every member can see at a glance what their CAM fees are being spent on throughout the year.

Questions and comments are welcomed. Contact me at: nitahsmith@gmail.com

PROPOSED BYLAWS AMENDMENTS

In addition to the two board seats for election; the Board of Directors has approved the language for two proposed bylaw amendments. Please see the following language.

1. Annual Meetings. Subsection A of Section 1.04 of the Bylaws is hereby deleted in its entirety and replaced with the following:
 - a. Annual Meeting. The Annual Meeting of the Members of the Association shall be held on a date, at a time, and at a location within Nueces County, to be designated by the Board of Directors annually. The Board of Directors shall approve the date, time, and location of the Annual Meeting no later than November 15 of the preceding year. The Annual Meeting must be set on a date between January 15 and the last Saturday in March. In the event the Board of Directors fails to timely approve the date of the Annual Meeting on or before November 15, the Annual Meeting shall automatically be held at ten o'clock a.m. on the last Saturday in March. With respect to any election or ballot item to be submitted to a vote of the members:
 - i. When voting for Directors, the Association shall provide the members with a resume provided by each candidate within the space requirements as determined by the Directors.
2. Membership. Section 1.01 of the Bylaws is hereby deleted in its entirety and replaced with the following:

MEMBERSHIP. Membership in the Association shall be limited to owners of record title of a lot within those certain platted subdivisions located on Padre Island, Nueces County, Texas, identified in Exhibit A attached hereto (hereinafter sometimes referred to as the "Subdivisions"). For purposes of membership in the Association, a subdivision shall have protection covenants.

A subdivision that has terminated, in its entirety, their covenants, shall not qualify for membership in the Association or be a member of the Association. However, such severance shall not relieve any property owner of prior debts, liens, or other matured financial obligation of the PIOPA as of the severance date.

You will be asked to approve or reject these proposed changes on the ballot.