

Padre Isles Property Owners Association

Annual Meeting

March 11, 2017

AGENDA

- 10 AM- CALL TO ORDER/WELCOME/PLEDGE OF ALLEGIANCE
 - 10:10 AM- ALL BALLOTS MUST BE TURNED IN
 - VERIFICATION OF QUORUM
 - AUDIT REPORT
 - ELECTION RESULTS
 - YOUR POA AT WORK
 - QUESTIONS AND ANSWERS
 - DRAWING FOR DOOR PRIZES
 - ADJOURNMENT

AUDIT REPORT

○ NATALIE KLOSTERMANN, CPA

KIRK, MONROE, & KLOSTERMANN, LLP – Corpus Christi, Texas

Sam Glover
Compliance



Maybeth Christensen
Executive Coordinator



Lori Stevens
Administrative Assistant



YOUR POA AT WORK

Sam Anderson
Compliance



Lisa Underbrink
Office Manager



Dan Hawkins
Compliance



DISCUSSION ON BULKHEAD INSURANCE

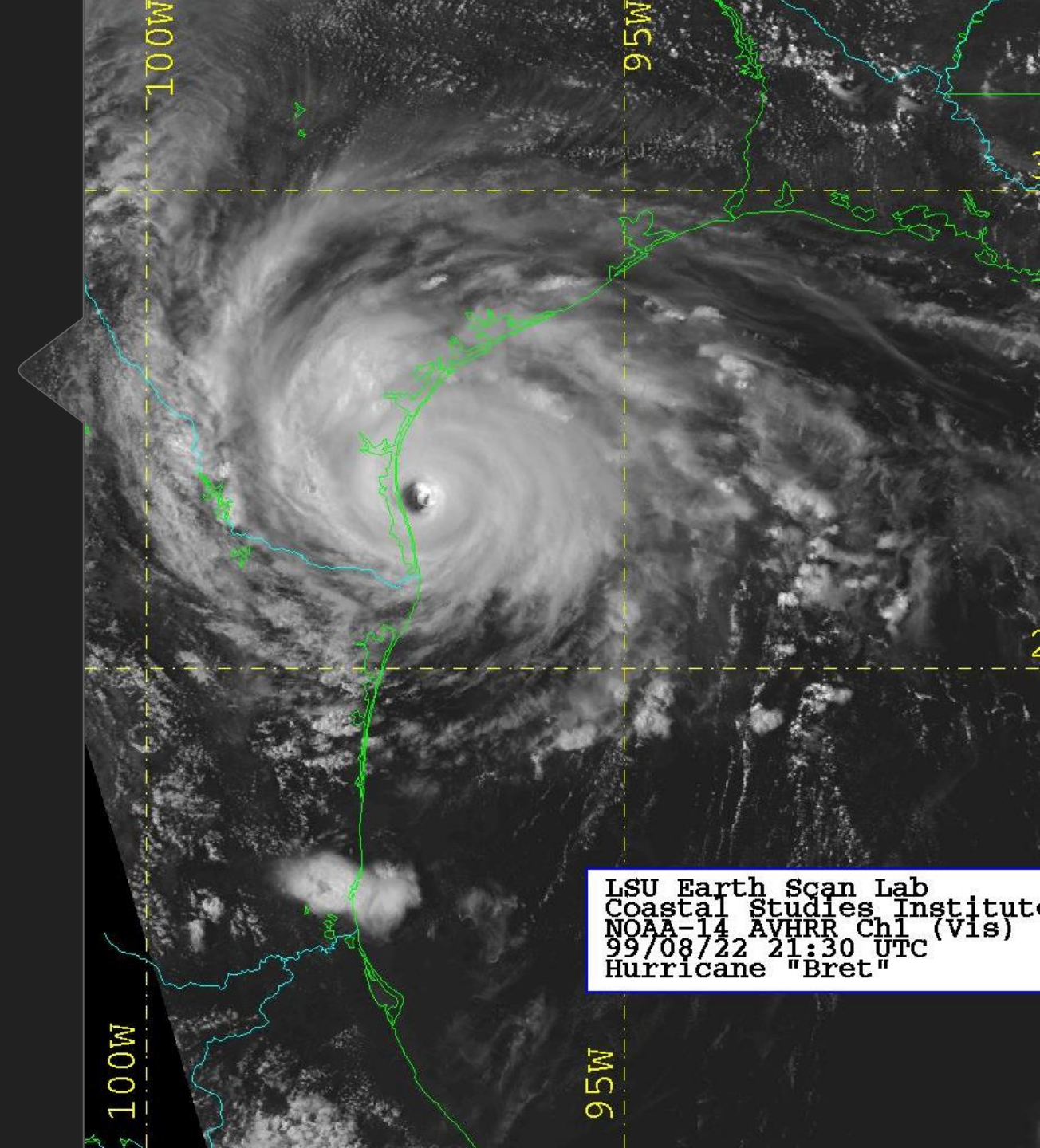
- Why don't we have an insurance policy on the bulkheads?

It is extremely expensive to insure the bulkheads. Multiple companies have refused to provide quotes. The companies that have provided quotes are at or near a cost of \$250,000 annually for a \$5 million policy.

The last hurricane to hit Corpus Christi that resulted in evacuation was Hurricane Bret in 1999.

Had your POA spent the quoted amount on insurance, this is where we would be today.

$\$250,000 \times 18 \text{ years} = \$4,500,000$



WHY SELF-INSURE?

- A \$5 million insurance policy will not cover the complete cost of bulkhead replacement in case of catastrophe
- By having the money in low-risk investments, we are earning returns for your POA
- In an emergency, the funds can be used as collateral for FEMA and low-interest SBA loans. These loans would go much further for repairs in the event of disaster

BULKHEAD REPAIR

- Your POA repaired 5,398 feet of bulkhead
- 728 feet of epoxy used to repair cracks
- Replaced 267 screens

Total cost - \$451,127

WATER QUALITY

- Includes water testing
- 12 aerators
- Canal cleanup

Total cost - \$80,850

COMMON AREA MAINTENANCE

- 54 medians and cul-de-sacs
- 50 canal ends
- 7 boat ramps

Total cost - \$277,113

REGULATORY SUPPORT

- 427 Construction Permits issued
- Construction compliance
- Site cleanup

Total cost - \$25,690

VACANT LOTS

- Single - Family Vacant Water Front Lots

148

- Single – Family Vacant Water Access Lots

629

CRIME REPORTS

- From November 17th, 2016 to February 15th, 2017, there were 4329 reported property crimes in Corpus Christi
- 98 of these happened on Padre Island
- This is 2.2% of the total property crime in Corpus Christi
- CCPD reports that a majority of property crimes are "Victim Assisted Crimes" or "Crimes of Opportunity". This is where the victim left valuable items in an unlocked car, unsecured in a yard or open garage, or in an unlocked house

CRIME PREVENTION

KNOW YOUR NEIGHBORS

If everyone knows each other, it will be easier to spot suspicious vehicles, persons, and behavior. Neighbors can talk to each other about upcoming vacations or absences, and we can be watchful of each other.

CRIME PREVENTION

SECURE YOUR VALUABLES

Remove valuable items from your vehicle or store them out of sight. Lock your doors. Close your garages. Some residents have had \$500 coolers taken from their yards. You would not leave \$500 cash lying around. We need to have the same consideration for our valuables.

CRIME PREVENTION

REPORT SUSPICIOUS ACTIVITY TO THE POLICE

If the police do not know when something is going on,
they can do nothing to stop it.

WHAT ABOUT A PRIVATE SECURITY FORCE?

The association solicited bids to multiple security services in the area. Park and Associates Security Services responded. The quote below reflects cost of a single guard patrol 24 hours a day, 365 days a year. Park and Associates have the power to detain persons for the CCPD.

	Armed	Holiday Rate	YEARLY COST	Unarmed	Holiday Rate	YEARLY COST
Vehicle	\$28	\$42	\$247,464	\$20.50	\$30.75	\$181,179
Golf Cart	\$26	\$39	\$229,788	\$18.50	\$27.75	\$163,503
Bicycle	\$25.00	\$37.50	\$220,950.00	\$16.50	\$24.75	\$145,827

A single guard, 24 hours, armed, in a vehicle will cost the POA \$247,464 per year.

Table 24

Property Stolen and Recovered

by Type and Value, 2015

[13,846 agencies; 2015 estimated population 274,504,582]

Overview Data Declaration Download Excel

Type of property	Value of property		Percent recovered
	Stolen	Recovered	
Total	\$12,420,364,454	\$3,242,537,763	26.1
Currency, notes, etc.	1,134,705,216	35,597,500	3.1
Jewelry and precious metals	1,408,801,054	70,292,897	5.0
Clothing and furs	335,822,063	60,416,228	18.0
Locally stolen motor vehicles	4,550,267,741	2,646,912,427	58.2
Office equipment	525,327,094	28,697,932	5.5
Televisions, radios, stereos, etc.	512,934,655	25,130,139	4.9
Firearms	164,428,081	14,190,402	8.6
Household goods	261,072,326	10,374,714	4.0
Consumable goods	121,698,954	15,541,571	12.8
Livestock	19,735,289	2,291,803	11.6
Miscellaneous	3,385,571,981	333,092,150	9.8



COST-BENEFIT

In 2015, 26.1% of stolen property was recovered according to the Federal Bureau of Investigation.

Applying this data to Padre Island, close to \$1 million in thefts would have to occur in order to cover the cost of a security officer.

The recovery of stolen vehicles at 58.2% greatly skews the percentage of recovered property. If we look further, only 3% of stolen cash, 5% of jewelry and precious metals, 8.6% of firearms, and 9.8% of miscellaneous stolen property is recovered. By averaging these 4 categories, which are the most common for theft on Padre Island, the average is 6.6%.

Using this percentage, \$3,787,878.79 of property theft would have to be prevented in order to cover the cost of a security officer.

COMMONLY HEARD MISCONCEPTIONS

“The board raised my rates.”

The board CANNOT raise rates. All rate increases must be approved by majority vote of the property owners.

“These compliance standards were made up.”

The standards were defined so compliance was no longer based on ‘judgement calls’. Terms like ‘unsightly’ are much harder to define than ‘all grass must be under 12 inches’.

COMMONLY HEARD MISCONCEPTIONS

"I can throw fish remains into the canals because the sea life will take care of it."

Fish remains reduce the oxygen levels in the canal system and has a negative impact on the sea life.

"I will trim my palm trees when you trim the trees in the park."

All parks are city property. All park maintenance is the responsibility of the City of Corpus Christi.



COMMONLY HEARD MISCONCEPTIONS

"The trimming of palms defined by the POA is bad for the palms."

Our palm tree standards are derived from the University of Florida.
A detailed pamphlet for the care of palms is available at your POA office as well as the POA website.

"The POA spent x amount of dollars on ____."

Every general financial statement is available on the POA website.
More detailed financial statements are available at the POA office. Every island property owner has the right to see them upon request.

FURTHER INFORMATION

Your POA encourages you to contact us directly if you have any questions.

The POA Website is a one stop shop for property owners.

Remember to check it often for important updates from the board, meeting minutes, bylaws, financials, and other island information!

Your POA also has an official Facebook page! A link can be found on the POA website.

<http://padreislespoda.net/>

