

PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2018
MEETING MINUTES

1. Call to Order

President Brent Moore called the meeting to order at 5:33 PM.

Board members

Present: Jack Sharlow, Darrell Scanlan Brent Moore, Leslie Hess, Carter Tate, Marvin Jones

Absent: Nancy Tressa was absent at the beginning of the meeting and joined the meeting at 6:45 PM

2. Receive Conflict Of Interest Statements

No conflict of interest statements were submitted by board members or staff

3. Member Comments

A. Travis King-discussed the ARCH amendment issue.

B. Raul Valdez-Requested an appeal to the ACC decision to deny his request for a variance. The board stated they would discuss the issue during the ACC Report.

C. Marta Sprout-Shared her concerns about tax information filed by the POA, compliance issues and that she expects to be treated fairly.

D. John Depond-would like the ACC guidelines to be changed.

E. Pete Allsopp Rebuttal to Carters letter to the Island Moon. Expressing his concerns that we paid for the Hurricane Plan, \$1,500 second legal opinion and the \$2,500. He commented that we do not have a full time bookkeeper, but we do have a full time compliance officer.

F. Jo Allsopp- Stated she would like to see the PIPOA use Robert's Rule properly to run our meetings. She explained the definition of Discussion and would like to be able to have a discussion between the board and members.

G. Nick Colosi- Stated that the board does not listen.

H. Brian Hausknecht- Explained the letter he sent to the PIPOA office regarding the HDR contract.

I. Henry Dornak - Explained that he recently moved to the area. He said he would like to hear more positive comments at the meeting.

J. Robert Pruski is on the ACC and is here to help.

4. Board Comments

A. John Bell responded about the HDR contract and that we can confirm payments up to termination. John Bell said that tonight was the second time he had heard about the CPA firm filed tax forms incorrectly.

B. Brent Moore – Commented that the PIPOA received paperwork including drawings and schedules in regards to the termination of the HDR contract.

C. Leslie Hess- Discussed that the CPA firm that has completed our yearly audit found no deficiencies for the last audit completed.

5. Executive Director Report

Marvin Jones asked if reports generated by the POA could be placed on the POA website for transparency and review by the POA members.

6. Presentations

A. ISAC/TIRZ

Stan Hulse was unable to attend the meeting, Carter Tate a member of the ISAC Committee gave the ISAC report. ISAC is working on a Bond 2018 projects to include the median areas on PR 22. ISAC is working to address dangerous turnarounds on PR 22.

B. Billish Park Construction

A PowerPoint presentation was provided reviewing the project and projected completion date.

C. Primavera Bulkhead

A PowerPoint presentation was provided reviewing the project and projected completion date. The Second Change Order was presented to the board for approval. A motion was made by Jack Sharlow to accept the Primavera Change Order II and pay the bill. Carter Tate seconded the motion. During discussion, Marvin Jones asked if anything else could be done to lower the change order charge and William Goldston stated he felt it was a fair cost. A vote was called by Brent Moore, the motion passed unanimously.

D. Submerged Debris Removal

William Goldston explained that only 1 bid was received for the project and that he would like to bring an alternative plan back to the board next month.

E. Canal Marker Replacement

William Goldston stated that he had the scope of work ready to go out for bid and then spoke to a firm that was willing to go out and work an area to see if the debris were still in place. The bid and scope will go out for bids in a couple of weeks. A discussion was held questioning if the POA would be able to reduce cost if we purchase the materials ourselves. The concerns of purchasing our own materials lead to a discussion as to what would happen if materials disappeared. It was decided that it would not be beneficial to purchase our own supplies. Leslie Hess asked that the budget amount estimated for the project not be shared publicly.

F. Bulkhead Inspection Phase II

William Goldston asked the Board if they wanted to move forward with the Bulkhead Inspection Phase II project. William explained that Phase II will look at Hurricane Harvey damage and review all POA bulkheads. Brent Moore asked William to let the board know when the bulkheads were built. Carter Tate made a motion to approve the project and Leslie Hess seconded the motion. A vote was called and the motion passed unanimously.

7. Consent Agenda

A. February 13, 2018 Special Meeting Minutes

B. January 23, 2018 Board Meeting Minutes

8. Committee Reports

A. Compliance Committee-no meeting

B. Architectural Control Committee-Meeting minutes were submitted. The committee would like to see changes in the guidelines. The board asked the committee to bring some recommendations back to the board for review. The board asked for a 30 day review of the new fine recommendations. The committee thanked Jaqueline Carson for serving on the committee for 6 years and asked that the board publicly thank her. A motion was made by Carter Tate to accept Sandy Graves and John Pope as new committee members. Marvin Jones seconded the motion, a vote was called and the motion carried. Darrell Scanlan abstained from the vote. All other board members voted yes the motion carried. Brent Hess explained to the board about a variance request that was denied by the committee concerning the pitch of a roof on a home being built. The builder that submitted the variance to the ACC asked the board for an appeal to overturn the ACC decision.

The builder explained the reasoning behind his request. A motion was made by Carter Tate to overrule the denied variance request made by the ACC. Leslie Hess asked to amend the motion to include the change in the guidelines as they are redesigned. Darrell Scanlan seconded the motion, a vote was called and the motion passed unanimously. Carter Tate shared his concerns in regards to a structure that is being advertised as POA approved and wind storm certified. The actual engineering is on the pole structure and not the top. Brent Moore asked the ACC to study the structures that Carter Tate talked about and to bring back information to the board for discussion.

- C. Canals and Waterways Committee-no meeting
- D. Bylaws, Policies and Procedures Committee-no meeting
- E. Security Patrol Committee-The Executive Director reported that Officer Janko a CCPD Officer made a presentation to the Safety Patrol Committee. Officer Janko presented a proposal to provide security for the POA. The Board packet included 2 plans for the board to review. The Executive Director discussed some of the differences from both plans. Brent Moore asked if there had been a community meeting to discuss the proposals with members. Marvin Jones suggested using one of our Town Hall Meeting dates to present the information to the community. Brent Moore asked that the committee put together a comparison packet to help guide us in the right direction.

9. Treasurer's Report

- A. Annual Budget
- B. Balance Sheet
- C. Check Register
- D. Emergency Repair Fund Investment

The Executive Director explained that the PIPOA was utilizing a temporary Bookkeeper and still looking for a permanent Bookkeeper. We still need someone to be able to reconcile accounts. Marvin Jones asked how delinquent CAM fee accounts were addressed. The POA sends out statement to delinquent accounts quarterly. It depends on each subdivision, most subdivisions state that once the account reaches \$1,000 in past due fees or is overdue more than 3 years the account is turned over to John Bell for collection. Delinquent accounts are sent a statement quarterly. John Bell was asked to have Shannon from his office to get us a list of fees collected from delinquent accounts. Carter

Tate asked the status of the Flour Bluff School District. The Executive Director reported that the school district had paid their past due fees and had also paid there 2018 fees.

10. Recurring Business

- A. PIPOA building remodel –on hold
- B. IT Systems Update-still working on getting the RFP designed.
- C. Bylaw Independent Review

The Board had no new discussion or direction for this issue. Brent Moore stated that anyone on the board can make a motion to call a special meeting.

11. New Business

- A. Bylaw Amendment-Term Limits

Brent Moore read a new provision adding Subsection 2.11 to the Bylaws providing for Board term limits stating that a director who is elected for two consecutive three-year terms may not be elected or appointed to serve again without being off of the board of Directors for at least one full three-year term; providing for service for a partial term; and providing for an elective date. Carter Tate made a motion to make a Bylaw amendment, Jack Sharlow seconded the motion. A vote was called and the motion passed unanimously.

- B. Secure an additional attorney to handle legal request

Leslie Hess explained that we have spent a lot of money on legal fees and a lot of time getting things taken care of and feels an additional attorney would be able to help. Leslie would like to propose that we secure a second attorney to address issues that specifically handle all of the legal threats that we have had this year. This would allow John Bell to get back to handling business for the POA. John recommended contacting Wilson Calhoun to see if he would be interested. John did not recommend setting up a retainer but to pay ala cart. Leslie Hess made a motion to check out hiring an additional attorney to address legal issues, Carter Tate seconded the motion. A vote was called, Brent Moore, Darrell Scanlan, Leslie Hess, Nancy Tressa and Carter Tate voted yes, Marvin Jones voted no, Jack Sharlow obtained the motion carried.

- C. HDR Contract Inquiry

John Bell discussed an inquiry made by Brian H into the HDR contract where he shared concerns and wanting clarification if there was a conflict of interest with Brent Moore and the HDR contract. John Bell

stated that the law is clear and the process that has to be followed. The law states that an issue has to be disclosed before a vote is taken and that the vote is represented by a majority. John Bell stated that the law was followed. Brent Moore asked Marvin Jones to conduct an investigation into the HDR issue, Marvin Jones stated that he believes it is unethical for a board member to investigate another board member and declined to request from Brent Moore to conduct the investigation.

D. Rodino Inc.

The Executive Director stated that the Hurricane Preparedness report was complete and was under budget. The Executive Director will clarify the different phases and what happened to Phase III.

E. Collection From Grande Communication For Primavera Bulkhead Damage

John Bell asked for authorization to file suit against Grande Communication for the Primavera Bulkhead Damage. Jack Sharlow made a motion to have John Bell file suit against Grande Communication for the Primavera Bulkhead Damage, Nancy Tressa seconded the motion. A vote was called the motion passed unanimously.

12. Executive Session-No Executive Session

13.Reconvene In Open Session-No Executive Session

14.Adjourn-Jack Sharlow moved to adjourn the meeting at 8:52 P.M.