

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

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Nick Colosi, Marvin Jones, Brent Moore, Darrell Scanlan, Marta Sprout, Vicki Marsden, and Carter Tate

2. PLEDGE OF ALLEGIANCE

3. CONFLICT OF INTEREST

- a) No conflict of interest statements submitted by board members or staff.

4. PRESIDENT'S REPORT

Marvin Jones reported the following:

- a. No police presence at this meeting.
- b. Mr Bell, Board Attorney, is not present but will attend if he's needed.
- c. Looking for better ways to manage the 3-minute Public Comment section.
- d. Town Hall set for 4/18/18 to focus on Security and Compliance.
- e. Round table with builders planned for this year along with a town hall.
- f. We need to set up bulkhead, election (part-time), and government relations committees.
- g. Six Sigma review planned of office procedures.
- h. Office review of the current computer programs, to include TOPS and the Compliance Databases, and the Quickbooks accounting program.

5. PUBLIC COMMENT:

- a. Betty and Dennis Action - requesting a variance of a 5ft extension for the garage on their Cuttysark property.
- b. Sue Stockton – Congratulations to new board.
- c. Leslie Hess. New board members need to adhere to their campaign promises to be transparent. No secret meetings.
- d. Kelly McFadden – ARCH has 12% of ballots required to proceed to call a special members meeting. PIPOA has been notified and will mail the ballots.
- e. Karl Rubenstein – History of the ARCH.
- f. Fred Edler – Be patient with the new board. ISAC probably needs a new representative as Mr Hulse (incumbent) has a conflict of interest.
- g. Dennis Sprout – CC Police Academy Shoe Drive this year. Drop-off Box at the POA Office. Goal is 2,500 shoes by May 15th.
- h. Kay Walker – No transparency with new board. Questioned how we know the ARCH effort was handled correctly – and confusion over sending ARCH ballots at same time as AGM ballots.

- i. Jo Allsop – Question about the hurricane plan – we need a good plan.
- j. Pete Allsop – Congratulations to new board. Let’s all work together.
- k. Sheila Allen - Congratulations to new board. Let’s all work together
- l. Ron Jeffers – Congratulations on no police presence at the meeting. Congratulations to new board members – all need to maintain the momentum. Background checks are needed and finances need to be in order. Playground equipment needed at Billish Park and the PIPOA needs a representative to work with City Council.
- m. Chul Kim McGuire – Please explain the requirements for board members to meet with outside entities, e.g., subject matter experts, police department.
- n. Walt Kline – First meeting he’s attended with us. Asked about County Taxes versus spending that money on the Island.

6. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:

a. ISAC/ TIRZ Representative Report

Marvin read Stan Hulse letter. Four proposed street projects on the island in the 2018 Bond election. ISAC will review and vote on which projects to go ahead with and make recommendation to the City.

b. The following presentations from WFGCON, PLLC - William Goldston (PIPOA Engineering Consultant) regarding: Billish Park Construction Status (schedule, costs to date, plan, completion)

Project is 45% complete. Have not received an invoice from the contractor to date. Risk identified as AEP has not put the power lines in yet, which means the sod can’t be laid.

c. Primavera Bulkhead Construction Project (schedule, cost to date, completion)

Project is substantially complete. Next invoice will be for the retainage.

d. Submerged Debris Removal-Discussion

Asked the board if we could wait a year to do this work when we can get better bids. Stated that all large debris has been removed.

e. Canal Marker Replacement-Discussion

Goldston will meet with the Survey company who supplied the channel marker information for clarifications. Will go out for bids after that.

f. Bulkhead Inspection Contract

Task Order 2 was passed at the last board meeting. Marvin wants time to review the Task Order before signing.

MOTION:	Marta: To table this until the next meeting (April 2018) to give us a little time to catch up.	
SECOND:	Nick	
VOTE:	AYE = 5. Darrell, Nick, Marvin, Marta, Vicki	NAY = 2. Brent, Carter
MOTION CARRIED		

g. Billish Playground Update-Jennifer Seymour

Have \$48K but are short \$16K. William Goldston suggested that there may be some contingency money available from Billish Park that could go towards that \$16K gap. Brent suggested Jennifer work with the City Parks & Recreation Department to see if she can secure a discount on the equipment. Dotson Lewis, who is part of the Parks & Rec Advisory Committee will work with Jennifer.

MOTION:	Brent: Jennifer and Mr Goldston meet with the contract to ascertain additional money	
SECOND:	Carter	
AMENDMENT:	Marvin: Add – hold off on this till funding has been guaranteed.	
SECOND:	Nick	
VOTE:	AYE = 5. Carter, Nick, Marvin, Marta, Vicki	NAY = 2. Brent, Darrell
MOTION CARRIED		

7. **EXECUTIVE DIRECTOR REPORT:** (The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)

Read by Lisa Underbrink as Ms Perrin was absent.

- a. Town Hall Meeting 4/18/18 at the Presbyterian Church. Plans for June and October town halls.
- b. Asking members to make sure their email addresses are current with the PIPOA office.
- c. Bids for Cobo De Baro
- d. Interviews for book keepers.
- e. Pick up after your pets
- f. Added a Reports section to the PIPOA website
- g. US Army Corp of Engineers - 3/29 public meeting regarding the B1 Bombing Area.
- h. Brent Hess has resigned from the ACC. Heather Cooley Coxe is the acting chair.
- i. GIS workshop was held with Hanson at the PIPOA office.
- j. CAM fees are due. Late fees applied if after March 31st.
- k. Newsletter will be out this month.
- l. A few reports of builders using residents utilities without permission – if that happens please call the non-emergency police number to report.
- m. Greg Smith and the PIPOA are working on getting the City’s Solid Waste Dept., to bring back the litter critter to the island.

8. **CONSENT AGENDA:** (Routine items; acceptable without further discussion)

- a. Secretary’s Report February 27, 2018 Board Meeting Minutes

Approved with minor changes (typos, incorrect name spelling)

- b. Secretary’s Report-March 10, 2018 Annual Meeting of Board of Directors Minutes

Approved with minor changes (typos, incorrect name spelling). Brent made a change regarding his vote on Vicki as Secretary.

Brent asked to for minutes to be generated from the workshop and to have them posted them on

the PIPOA website.

Marvin will ask Mr Bell for his legal opinion of what constitutes a meeting and will post that and the property code law on the website.

9. COMMITTEE REPORTS: (With Possible Board Actions):

- a. Compliance Committee—No meeting

No minutes.

- b. Architectural Control Committee – Heather Cooley-Coxe Board Action

The board thanked Brent Hess for the work he’s done on the ACC Committee. Heather explained the variance request and gave the board each a packet regarding the variance request.

MOTION:	Carter: Approve the variance	
SECOND:	Vicki.	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		

MOTION:	Carter: Any variance should go through the ACC and submitted to the board. On an emergency basis it would go via email to the board members via email	
SECOND:	Marvin.	
VOTE:	AYE = 0	NAY = 0
MOTION WITHDRAWN		

Heather reported that there’s a current vacancy on the committee and they have received and are reviewing 5 applications. April 10th is their next meeting. There will be a builder’s round-table within 45-days and the ACC is wanting homeowners input.

Carter asked Heather about a shade structure that had been approved. He attended the ACC meeting and wanted to know if they were ready to respond to his request as he felt that the shade structure was not compliant. Heather said that the ruling was that as the shade part of the structure was removable it had been approved by the ACC.

- c. Canals and Waterways Committee-Nita Smith

Two canal markers have been accidentally ‘removed’ by boats so the Canals and Waterways Committee purchased two large buoys and placed them in the marker’s place to avert an emergency. Marvin stated that Becky should purchase a couple of buoys to have on hand at the PIPOA Office for such occasions.

- d. Bylaws, Policies and Procedures Committee - Marvin Jones-No meeting

No minutes.

- e. Security Patrol Committee Report - Becky Perrin

No minutes.

10. 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

Nick mentioned that we'd spent over \$6 in fees for CAM fees that were paid by credit card. He will look into charging a 3% fee for credit card payments at another meeting.

11. RECURRING BUSINESS: (Motions as required)

- a. PIPOA building remodel-on hold

Brent will send the plans back to Becky for her to hold.

- b. IT Systems Update in the process

No minutes

12. NEW BUSINESS: (With Possible Board Action)

- Community Involvement: New Committees:
 - Bulkhead Committee

MOTION:	Nick: Recommend Marta to be the Chair of the Bulkhead Committee	
SECOND:	Marta	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		

Carter was asked to be on the committee as vice-chair but he stated that he'd be on the committee but without a formal role.

- Election Committee

MOTION:	Nick: Motion to form an as needed Election Committee	
SECOND:	Marta	
AMENDMENT:	Marvin: to add Vicki as the Board Liaison to the motion	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		

- New Compliance Committee

No minutes. Discussion - Started with 9 now there are 4 – would like to have 7 members. We should start the application process immediately.

- Resource Team List

CLARIFICATION- This is a list of subject matter experts who live locally and would like to be added to the list as a resource for information. This is not a committee.

MOTION:	Nick: Go ahead with the resource team list.	
SECOND:	Marta	
VOTE:	AYE = 4. Nick, Marta, Marvin, Carter	NAY = 3. Darrell, Brent, Vicki
MOTION CARRIED		

- Government Relations Committee

MOTION:	Nick: That we form a Government Relations Committee	
SECOND:	Marta	
VOTE:	AYE = 4. Nick, Marvin, Marta, Vicki	NAY = 3. Carter, Brent, Darrell
MOTION CARRIED		

- CPA Proposals

MOTION:	Carter: Motion to have Becky start the interview process for the 3 CPA proposals we've received.	
SECOND:	Vicki	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		

- ARCH

MOTION:	Brent: The board cannot change the bylaws without participation of the membership and a positive vote.	
SECOND:	Darrell.	
VOTE:	AYE = 4. Darrell, Brent, Vicki, Carter	NAY = 3. Nick, Marvin, Marta,
MOTION CARRIED		

MOTION:	Brent: Motion to approve bylaw change No 2, on the ARCH Proxy Ballot	
SECOND:	Carter	
VOTE:	AYE = 3. Darrell, Brent, Carter	NAY = 4. Nick, Marvin, Marta, Vicki
MOTION NOT CARRIED		

Brent requested a note: "Marvin is taking directives from the audience, specifically, the McFadden's and Rubenstein."

MOTION:	Nick: Set a (signature authority) for only the President and Treasurer to co-sign on the PIPOA checks along with the Executive Coordinator. The Vice President can sign in the Presidents absence.	
SECOND:	Marta	
VOTE:	AYE = 6. Darrell, Brent, Nick, Marvin, Marta, Vicki	NAY = 1. Carter
MOTION CARRIED		

- ACC Variance Appeal(s)

The board reviewed an appeal with the homeowner, Mr Pezzi regarding a fence that was on the original plans approved a year ago and now requiring a separate permit. The ACC will not give a permit.

MOTION:	Carter: Motion to grant the permit to Mr Pezzi for the fence.	
SECOND:	Brent	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		

12. EXECUTIVE SESSION:

No executive session was held.

13. RECONVENE IN OPEN SESSION:

N/A. No executive session was held.

14. ADJOURN

MOTION:	Vicki: Motion to adjourn the meeting at 9:30pm	
SECOND:	Marvin	
AMENDMENT:	None	
VOTE:	AYE = 7. Darrell, Brent, Nick, Marvin, Marta, Vicki, Carter	NAY = 0
MOTION CARRIED		