

**PADRE ISLES PROPERTY OWNERS ASSOCIATION,  
REGULAR MONTHLY  
BOARD OF DIRECTORS MEETING  
December 21, 2017**

## **Meeting Minutes**

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1. CALL TO ORDER-All board members present  
Brent Moore, Leslie Hess, Carter Tate, Jack Sharlow, Darrell Scanlan, Nancy Tressa, Marvin Jones
2. RECEIVE CONFLICT OF INTEREST STATEMENTS None
3. MEMBER COMMENTS

**Brian Hausknecht**-Referenced a letter submitted to the Island Moon written by the POA lawyer regarding the bylaws. He commented that he feels that the wording was incomplete and that several things were not included.

**Tom Cable**-Tom presented his compliance infraction demonstration board and stated that he was still working on it and feels that there are over 500 issues identified. Tom would like to display the board at the POA office for a while.

**Sandy Graves**-Wished the board a Merry Christmas and a Happy New Year.

**Marta Sprout**-Wished the board a Merry Christmas and Happy Holidays. She addressed term limits and how she has listened to members on multiple sides of the issue, she feels they have valid points, she says they want term limits that protect them and for new members to get involved. Marta feels that term limits should be voted on by the members. Marta also requested that the POA have a fair election because it is the fair and honorable thing to do. She recommends a third party conduct the election.

**Joe Minervini**-Joe stated that he is against paying for a security company to offer services just because people don't lock their car. Mr. Minervini shared an article printed in the Island Moon that stated that crime had recently gone down on the island.

**Teri Beck**-Requested that the names of attendees at committee meetings be included in with the meeting minutes so that if you have questions you can follow up on your own.
4. BOARD COMMENTS  
Carter Tate- Stated that he feels we are on our way to term limits.
5. EXECUTIVE DIRECTOR REPORT: (The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)
  - A. Town Hall Meetings dates for the PIPOA have been set. These dates will be used to update members and share PIPOA information.  
4/18/18      7/18/18      10/17/18      12/12/18
  - B. Winter Newsletter-Scheduled to go to print at the end of December and will include Candidate Resumes
  - C. Ballot-Candidate Order  
Vicki Marsden  
Kay Walker  
Nick Colosi  
Nancy Tressa  
J.R. Miller  
Marta Sprout  
Leslie Hess

- D. Board Candidate Meet and Greet dates set for January 18, 2018 and February 15, 2018, 6 PM to 7:30 PM at the Island Presbyterian Church, 14030 Fortuna Bay
  - E. The melted port a potty has been replaced
  - F. CPA Resignation November 30, 2017 we are working on securing a new CPA firm.
  - G. Library Relocation-Due to needed space the library will be relocated to the reception area and downsized.
  - H. Board Meeting Process and Agenda-The committee notes will be posted with the Agenda each month so items can be reviewed prior to the meeting and reduce time spent during the meeting.
  - I. PIPOA Open Positions-Several positions will be posted and filled after the first of the year.
  - J. PIPOA Holiday Schedule-The office will be closed December 25<sup>th</sup> and 26<sup>th</sup> , January 1 & 2.
  - K. Kiwanis \$2,500 Check Investigation-A detailed report was given explaining the check that was written and given to the playground group on July 25, 2017 and the reimbursement from the Kiwanis on October 19, 2017.
6. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:
- A. ISAC/ TIRZ Representative Report-Carter Tate reported that ISAC is working on Packery Channel due to damage from Harvey.
  - B. The following presentations from WFGCON, PLLC - William Goldston (PIPOA Engineering Consultant) regarding:
    - 1) Billish Park Construction Status (schedule, tasks completed, 1 month forecast) William Goldstone reported that he received competitive bids and in the process getting the agreement with the POA and City in place. Once the contract is in place the project will start in January 2018. Construction should take about 2 months.
    - 2) Primavera Bulkhead Construction Project Update-All of the concrete sheets are in place. There has been a change to the original plan causing delays.
    - 3) Submerged Debris Removal-A request for proposal went out December 4<sup>th</sup>. A non-mandatory proposal meeting was held at the POA office that 4 contractors attended. The bid date was delayed until January 5 and a contract recommendation will follow. Leslie Hess stated that she was concerned as to why we extended the bid date. William explained that he thought that the original bid due date didn't give contractors enough time to submit their proposal.
    - 4) Canal Markers-William Goldston stated he felt that we needed to fix what we have and look for a contractor to replace missing or damaged signs and possibly add more once we have complete installing the replacements.
  - C. Presentation from Hanson Engineering regarding status of Bulkhead Inspection Phase II (schedule, tasks completed, 1 month forecast) Phase II involves inspecting 28 additional miles of bulkhead at an estimated \$80,000 cost.
7. CONSENT AGENDA:
- A. Secretary's Report-November 28, 2017 board meeting minutes. Leslie Hess asked for two items to be corrected prior to approval- Financial report, FUTA Payable
8. COMMITTEE REPORTS :
- A. Compliance Committee (Leslie Hess)No action necessary

- B. Architectural Control Committee (Brent Hess) The committee recommended accepting Robert Pruski as a member to the committee. Nancy Tressa made a motion to accept Robert Pruski as an ACC member. Marvin Jones asked to amend the motion and table it until the candidate could be researched. Jack Sharlow seconded Marvin's amended motion, a vote was called Marvin Jones and Jack Sharlow voted yes and Nancy Tressa, Leslie Hess, Brent Moore, Carter Tate and Darrell Scanlan voted no, the motion failed. Carter Tate 2<sup>nd</sup> Nancy Tressa's motion to accept Robert Pruski as a member of the ACC committee. A vote was called, Nancy Tressa, Leslie Hess, Carter Tate, and Darrell Scanlan, voted yes, Jack Sharlow, Brent Moore and Marvin Jones voted no. The motion carried.
  - C. Canals and Waterways Committee Nancy Tressa made the report.
  - D. Bylaws, Policies and Procedures Committee (Marvin Jones)No meeting
  - E. Security Patrol Committee Report (Becky Perrin)No meeting-- a presentation utilizing off duty CCPD officers has been scheduled for January 9, 2018.
9. TREASURER'S REPORT - FINANCIAL REPORTS: Leslie requested that the year to date compared to previous year be included in the report. Leslie Hess has asked for an explanation regarding a \$1,500 purchase made in August 2017 and that the Year To Date information be included in the Treasurer's Report. Leslie Hess would like to see a Finance Committee created in 2018.
- A. Annual Budget update
  - B. Balance Sheet
  - C. Check Register
  - D. Emergency Repair Fund Investment Account update
10. RECURRING BUSINESS:
- A. PIPOA building remodel-on hold This item continues to be on hold
  - B. IT Systems Update (Accessible POA Server/website) Becky Perrin reported that a meeting was being held to review over the needs of the association for a complete new computer system. An RFP is being drafted and will go out to the public most likely early March.
11. NEW BUSINESS:
- A. PIPOA Office Replacement Roof-Damage contract was signed and the roof will be replaced soon. Wolfe Construction was awarded the contract and will be replacing the roof in February.
  - B. 2018 Budget was approved.
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:
- A. Personnel Issues
  - B. Attorney Consultation
13. RECONVENE IN OPENSESSION:
- Budget was approved. Carter made a motion to approve the budget, Nancy Tressa seconded a vote was called. Brent Moore, Marvin Jones, Leslie Hess, Nancy Tressa, Darrell Scanlan, Carter Tate voted yes and Jack Sharlow voted no. The motion carried.
14. ADJOURN