



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

27th July, 2021

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Vicki McGinley, and Ray Singleton. Absent: Tommy Kurtz (vote given to Drew), Dan Brown (vote given to Ray).

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) **Oxbow Advisors, LLC.** (Our investment company). Courtney Bechtol.
- b) **ACC.** David Heizman, ACC Chair, was out.

4. MEMBERS COMMENTS:

- a. Jo Allsop – STRs
- b. Butch Smith – 7th November is the Annual Padre Island Art Walk

5. PRESIDENT'S REPORT. Marvin Jones.

- a. Storm Water System Repairs. Working with the City of Corpus Christi to ensure fixes are made to leaking pipes.
- b. Short Term Rentals (STRs). There is no coverage at the moment from the City for the Island.
- c. Deck building materials being left at end caps and boat ramps are an issue.

6. EXECUTIVE DIRECTOR REPORT: Gary Klepperich. The Board will receive a report from the Executive Director on topics of importance since the previous meeting.

- a. Office traffic/correspondence activity.
- b. Compliance enforcement update. 90 open violations.
- c. Bulkhead repair activity report. 59 open work orders. 16 are new and 6 have been closed.
- d. Installation of the Spring-riders for Billish Park has been completed.
- e. CAI Conference. Gary will be attending the conference and out of the office 17th-20th August.
- f. The updated TOPS software program is ready for training and BETA testing now. Early October is the Go-Live.
- g. Aquarius Monument repairs. Quote came in for \$2500.
- h. Encantada Culvert cleaning. Completed.



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7. CONSENT AGENDA: Vicki McGinley, Secretary. (Routine items)

- a. The meeting minutes for Regular Board Meeting Minutes on 22nd June were approved 7/0.
- b. Email Votes.

MOTION:	Ray: I make a motion to not waive the late fees on 14138 Bounty.	
SECOND:	Sandy	
VOTE:	AYE = 5. Marvin, Sandy, Ray, Drew and Vicki.	NAY = 0 NO VOTE = Dan and Tommy. Dan voted Aye late.
MOTION CARRIED		

8. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept all financial reports.)

MOTION:	Sandy: I make a motion to accept the June 2021 Financial Report.	
SECOND:	Vicki	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0 ABSTAIN = 1. Dan
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

- a. Boat Ramps. Core sampling report for the Cartagena Boat Ramp shows the ramp has a good core for the repairs to go ahead.
- b. Gypsy boat ramp erosion. It's with the City and Councilman Greg Smith to come out and inspect the area owner by the City.
- c. Aerators – bids in for Punta Bonaire and Bounty. Still under review.

10. NEW BUSINESS:

- a. Dynamic Seawall Maintenance System bid in for review.
- b. Construction Materials Delivery and Disposal Policy reviewed and going to Attorney to get input from them regarding stored wood on boat ramps and culverts.
- c. Resale Certificate Fee Structure proposal was reviewed.
- d. August Board Meeting. Typically, there's a summer break and we don't have an August meeting.

MOTION:	Sandy: I motion to accept the Resale Certificate Fee Structure.	
SECOND:	Drew	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0 ABSTAIN- 1. Dan
MOTION CARRIED		



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MOTION:	Drew: I motion we don't have a Board Meeting in August and we move the next one to September.	
SECOND:	Ray	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

CONVENIENCE BREAK: 7:12pm-7:20pm

11. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 7:20pm.

12. RECONVENE: 8:40pm

MOTION:	Vicki: I motion to fund the portion of Mr Pezzi's change order for the Walker property, which is approximately \$16K.	
SECOND:	Sandy	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0 ABSTAIN= 1. Dan
MOTION CARRIED		

13. ADJOURN:

MOTION:	Drew: I motion that we adjourn (8:54pm).	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

14. NOTE: To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: Padreislespoa.net > meeting-minutes-agendas-budgeting-and-balance-sheets. Meetings are organized by date.