



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

27<sup>th</sup> June, 2021

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:30 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Vicki McGinley, and Ray Singleton (remote via phone), Tommy Kurtz, Dan Brown.

#### 2. CONFLICT OF INTEREST

- a) Dan Brown on section 12., Landscaping.

#### 3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) **ACC.** David Heizman, ACC Chair, Requested implementation of ACC changes (in draft document).
  - i. ACC meeting will change to Wednesday evenings from this point forward.
  - ii. Next meeting will be 7<sup>th</sup> July, 2021 at 5:30pm.

#### 4. MEMBERS COMMENTS:

- a. Butch Smith – 7<sup>th</sup> November is the Annual Padre Island Art Walk
- b. JoAnn Smith – Asked for help with the City to post no parking near the school on Encantada, Gypsy to PR 22.

#### 5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short Term Rentals (STRs). With only one inspector through the City they are having trouble monitoring STRs sufficiently.
- b. Beach Equipment Facility. The proposed site is in a residential area. The PIBA and PIPOA have made it known that they are opposed to this location.

#### 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. Next Board Meeting is 27<sup>th</sup> July.
- b. Updated the board on incoming office traffic and correspondence.
- c. Compliance enforcement update.
- d. Bulkhead repair activity report.
- e. Awaiting delivery of the Spring-riders for Billish Park.
- f. Review of quotes for landscaping at the PIPOA office.

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

- a. The meeting minutes for Regular Board Meeting Minutes on 25<sup>th</sup> May were approved 7/0.



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

b. Email Votes. None this past month.

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

<b>MOTION:</b>	Tommy: I make a motion to accept the Financial Statement.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS: (Motions as required)

- a. Boat Ramps. Moving on with the Cartagena Boat Ramp repairs.
- b. Common Area Palm Tree Trimming bids review.

<b>MOTION:</b>	Vicki: I motion to accept the Austin Howel bid.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 6. Marvin, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0 ABSTAIN = Dan
<b>MOTION CARRIED</b>		

c. Review of PIPOA office frontage landscaping. Plant replacement of dead plants (freeze).

<b>MOTION:</b>	Dan: I motion to accept the Maldonado bid of \$2,443.83 for 8 crepe myrtles and 2 pygmy palms.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

d. Review of ACC draft document.

<b>MOTION:</b>	Dan: I motion for us to accept the updated draft ACC document provisionally and to send to Cagle (attorney) for review.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

## 10. NEW BUSINESS:

- a. Gypsy Boat Ramp – add small docks to make it easier to load/unload contents of boats and alight boats whilst tied up in the water.



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

- b. Aerators – discussion tabled till next meeting.
- c. Encantada Culvert – drain pipe is backed up (under water). Review of quotes.

<b>MOTION:</b>	Drew: I motion to retain Diver Dave to clean out the Encantada culvert, NTE \$12,000.00.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

CONVENENCE BREAK: 6:40pm-6:55pm

**11. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters. 6:55pm.

**12. RECONVENE:** 8:06pm

<b>MOTION:</b>	Drew: I motion to settle with Grande Communication (re: Primavera) to propose a settlement offer in our favor.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Drew: I motion we reject the most recent settlement offer from Ray Morais (legal case).	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Drew: I motion we notice TCEQ of suspending water monitoring.	
<b>SECOND:</b>	Vicki	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Vicki: I motion to implement the PIPOA Release of Liability form to be used.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		



## PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

### 13. ADJOURN:

<b>MOTION:</b>	Vicki: I motion that we adjourn (8:10pm).	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

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