



PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

3rd February, 2022

NOTE: This is the January meeting that was put out one week due to the prevalence of COVID cases.

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:35 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Dan Brown, and Ray Singleton, Tommy Kurtz, and Vicki McGinley (by Zoom).

2. CONFLICT OF INTEREST

- a) None.

3. GUEST SPEAKER

Mark Kennedy of Park Fowler, PIPOA Auditor.

4. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS. ACC. David Heizman, ACC Chair.

- a) Last ACC meeting was held 12th January 2022.
- b) Next Meeting is 9th February, 2022.
- c) January 2022 saw the ACC get 51 applications compared to 29 in January 2021.

MOTION:	Dan: I’d like to make a motion to accept the ACC Guidelines as presented to the Board.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Dan, Tommy, and Vicki.	NAY = 0
MOTION CARRIED		

MOTION:	Dan: I make a motion, retroactive to December 2021, David Heiman to be the Chairman of the ACC	
SECOND:	Drew	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Dan, Tommy, and Vicki.	NAY = 0
MOTION CARRIED		

4. MEMBERS COMMENTS:

- a. Tom Cable – Fencing Standards and ACC Guidelines.



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5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short Term Rentals (STRs). No changes from the City of CC.
- b. Board Election. Ballot verbiage sent to Election Trust.
- c. Two boat ramp parking lots have been completely resurfaced. Cartagena and Gypsy.
- d. Next boat ramp is Fortuna Bay.
- e. Parks.
- f. Axys Capital/Diamond Beach Capital.

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 22nd February, 2022 at this location.
- b. PIPOA office is processing the 2022 CAM fees. They were sent out on 10th January 2022.
- c. Aquarius Monument restoration is complete.
- d. PIPOA office renovations complete.

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

- a. The meeting minutes for Regular Board Meeting Minutes on 14th December 2021 were approved 7/0.
- b. Email Votes.

MOTION:	Vicki: I motion to accept Option 1 of the two options presented to the Board from the Attorney, Mr Cagle, regarding verbiage to go on the 2022 voting ballot regarding PIPOA membership eligibility.	
SECOND:	Sandy	
VOTE:	AYE = 6. Marvin, Sandy, Ray, Dan, Tommy, and Vicki.	NAY = 0 No vote = 1. Drew
MOTION CARRIED		

MOTION:	Drew: I make a motion to engage Park Fowler for our annual audit for 2021 for \$12,500.	
SECOND:	Ray	
VOTE:	AYE = 7. Marvin, Ray, Drew, Dan, Tommy, Sandy, and Vicki.	NAY = 0
MOTION CARRIED		

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

- a. Financials for 31st December approved 7/0. A



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MOTION:	Drew: I make a motion to accept the financial for December 2021.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

- a. None. Already covered.

10. NEW BUSINESS:

- a. None. Already covered.

11. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 7:19pm.

12. RECONVENE: 8:50pm (Vicki voting for Tommy – he had to leave and gave her his vote after the Exec Session.)

MOTION:	Drew: I'd like to make a motion to award the contract for the Fortuna Boat Ramp resurfacing to Parker construction for resurfacing in the amount of \$114,500.00.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

MOTION:	Dan: I'd like to make a motion to award to adjourn the meeting.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

13. 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.