

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 2017  
ISLAND PRESBYTERIAN CHURCH  
14030 Fortuna Bay Drive  
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: D. Brent Moore, Darrell Scanlan, Leslie Hess, John Sharlow, Carter Tate, Nancy Tressa, and Marvin L. Jones.

President Moore called the meeting to order at 5:30 PM

Jack Sharlow led the Pledge of Allegiance.

Conflict of Interest Statement – There were none.

Public Comment:

Marta Sprout felt the Board did not do diligence before creating the MMD since we learned that under the current law, it would not qualify for FEMA funds and it needed to be corrected.

Jo Allsop said she believed there was a conflict of interest to have John Bell as the Association's attorney since he is a resident. She also felt that he was not a litigator and that the PIPOA should be suing Grande right now in order for them to pay for the Primavera bulkhead failure. She also felt the Board lacked civility.

Pete Allsop questions how the money is being spent and felt there should be a forensic audit.

Richard Vogler talked about the coyotes and the fact that his cat has been taken by a coyote.

Kim McGuire thanked the police officers for their service. He said he was frustrated and disgusted with all the conflicts of interest. He felt the Board was disgusting and despicable.

Joe Minervini was concerned the fire hydrant did not work when the Cruiser tri-plex burned during the hurricane. He asked if the PIPOA could do something about getting a pumper truck that could pump water out of the canals to fight fires.

Brian Hausknecht talked about sending letters to TxDOT about the conflict of interest of the Board president and letters to the TxAttorney General also about the conflict of interest of this Board.

Presentations:

Carter Tate spoke about the Coyote problem. Unfortunately, Mr. Sandifer could not make the meeting so Carter explained what he had learned from talking with the Tx Parks and Wildlife folks as well as Mr. Sandifer and Mr. Sikes who have spent a great deal of time on the coyote issue. Basically, residents need to not leave dog food or other animal food outside and don't leave pets unattended. If you see a coyote, hazing, i.e. making noise and waving your arms is a good way to scare the coyotes away.

John Bell provided the background and history on the MMD. The directors of the MMD are appointed by the City Council after the PIPOA makes the recommendations. We are currently looking at possibly amending the Texas law to include the canals in addition to the bulkheads. There is a problem in that our covenants do not allow the transfer of common areas to a non-taxing entity. The way the City and Chairman Hunter wanted the MMD set up was to not allow it to be a taxing entity. The MMD statute has

very defined actions that a community has to go thru in order for the MMD to asses a tax, but it was not allowed in the current Padre Island MMD. The MMD; however, would qualify for low interest federal loans in the event of a major loss to our bulkheads.

William Goldston reported that Tom Rodino that Tom lives in Rockport and his house was damaged, but he is now back in his house. William expected the first report by the end of the week.

Craig Thompson from Hanson Naismith reported that a complete set of plans for Billish Park will be read to send to the City by Monday at the latest. William advised Marvin Jones that he had received the maintenance numbers and would send them to the Board the next day.

William Goldston reported there was a Primavera site visit on September 18, that all panels were poured and that the CCC Group would be on site October 16. Brent indicated that CCC Group might be able to set some of the channel markers which were taken out by the hurricane.

William also reported that he had been to the Hanson office to look at the GIS report and that an updated report for Task I should be sent to us this week.

#### Consent Agenda

The minutes for August 22, 2017, were considered and it was noted that one of the member speakers was not listed. Carter moved to add the Ron Jeffers comments regarding ComputIntegration to the minutes and to also add the letter and attachments which John Paul Charlton sent as a rebuttal to Mr. Jeffers' comments to the minutes for the September meeting, Darrell seconded the motion and it passed unanimously.

#### Committee Reports

Leslie reported on the work of the Compliance Advisory Committee. She reported the [compliance@pipoa.net](mailto:compliance@pipoa.net) email on our website is not working and it needs to be fixed!

She said the committee reworked the three notification letters and asked for Board approval of the new letters. Carter move to accept the new letter language, Nancy seconded the motion and it passed unanimously.

Linda Sharlow reported on the ACC activities. She said had approved 10 house plans that morning so building continues. She asked for the Board to consider the parking guidelines which the ACC had adopted last year after spending a few months in discussion and thought. She also asked that the standards clarifications the ACC committee asked for earlier this year be approved. John Bell is going to work on making those corrections and Brent asked the compliance advisory to look at the parking guidelines. There was a discussion about the building sites and whether enough was being done to get builders to clean up their sites and if fines were being issued. There was some discussion about stricter building requirements since some of the storm damage appears to be from bad construction or construction not done to engineering or code requirements. Brent said in order for structures to be insured by windstorm, each of them need at WPI8 certificate which some of our residents are now finding they do not have.

Stan Hulse asked to be taken out of order as he had a 7:30 appointment. He is the PIPOA representative appointed to the Island Strategic Action Committee (ISAC). He said there was no action taken at the September meeting, but there were various reports including one on the damage to the Packery Channel. He also indicated that hearing the Member Comment about the need for a pumper truck for the fire department out here was something he was going to have added to their October agenda.

Nancy Tressa reported on the Canals & Waterways Committee meeting. They are down to 3 members so they are looking for new volunteers. Nita said she observed No Wake signs were down and that some of the channel markers were gone.

By-laws, Policies and Procedures Committee. – Marvin Jones said he had not heard from any of the Board members regarding the re-write of the Policy and Procedure Manual. There was then a discussion about the recommendations Carter had presented at the last meeting. It was agreed that a draft of the meeting minutes would be on the website within 4 business days after the Board meeting. There was a discussion regarding term limits and most Board members felt the idea was a good one but the number needed to be worked on and that input from Member residents would be sought by using the Facebook page, our web page and an article in the MOON. The Board also agreed that an annual review and adoption of amendments to the Policy & Procedure Manual should be done after each Board election, at the Board meeting held on the 4 Tuesday of March. The change in office hours will be reviewed by the new Executive Director.

#### Executive Coordinator Report

Maybeth reported on the two board conferences which were held. The first one on August 29, 2017, was an emergency conference to discuss and develop plans to start the clean up of the damage from Hurricane Harvey. The actions taken at the conference are attached to these minutes as a part of the minutes for this meeting. The conference on September 18, 2017, was a status report on what had been done so far and those minutes are attached to the minutes of this meeting. She reported that our compliance inspector was not currently doing any compliance inspections but instead was working on the clean-up and identifying problems that needed to be reported to the City, TxDOT and AEP as well as documenting the various washouts. Maybeth said we had many calls from residents about washouts, but they were not as a result of screen failure, but as a result of the waves coming over the tops and washing away the sand under houses and in yards. The Board agreed that the PIPOA is not responsible for replacing that sand or anything behind the bulkhead.

Maybeth also provided a brief recap of what the problem was regarding the house at 13937 Skysail and what the City had and had not done. As of today, we have had 27 dumpsters filled and removed for debris clean-up. We are down to just 2 ramps with dumpsters and the final area is being worked on this week. Expenses so far are about \$70,000, but not all bills are in and a major expense will be the repairs to the Cobo De Bara boat ramp which sustained major damage.

Treasurer's Report – Nancy asked about the high legal fees. John Bell explained that he does not charge for his attendance at annual meetings and he charges half of his hourly fee for attending the Board meetings. He did not charge for any of his time for responding to the various essays that appeared in the MOON and has not charged for some other items. The reports were accepted as presented.

#### Recurring Business:

Building remodel – on hold

IT Systems update – The new Executive Director will be making those recommendations.

John Bell said he had already done the transfer of many of our old records on to a thumb drive and has more documents for his clerk to do when he is out of the office.

**New Business:**

New canal connection – Carter moved that John Bell prepare a letter to the City in support of the connection subject to the City approving a development agreement. Leslie seconded the motion and it passed unanimously.

Becky Perrin, the new Executive Director was introduced.

Announcement of the good-bye Maybeth and hello Becky wine and cheese reception which will be held Friday, September 29 at the Briscoe King Pavillion in Padre Balli Park from 5 to 7 PM.

The Board then recessed to go into Executive Session. Brent advised residents that no votes were expected as a result of the Executive Session.

The meeting adjourned at 9:15 pm.

Respectfully submitted, Darrell Scanlan, Secretary



September 22, 2017

D. Brent Moore  
President  
Padre Isles POA  
14015 Fortuna Bay Dr.  
Corpus Christi, TX 78418

Dear Mr. Moore:

In response to Ronald Jeffers ad hominem attack, I have to wonder why he is working so hard to tarnish my reputation. As a small computer company owner, I work hard in my profession and provide the best service I can. It bothers me to see what Jeffers has said out of context publicly – and with such animus. And for what purpose? I don't pretend to be perfect, but I know I am a responsible owner, providing a service to many customers. With that said, because of the negative comments made publicly and those made at the last PIPOA meeting, unfortunately, CompuIntegration feels it best to only provide in-warranty service. It is neither worth the grief that this person is causing me nor the impact he is potentially having on my ability to earn a living.

To briefly recap what services we recently provided PIPOA:

Our evaluation was a total assessment of equipment, software and system integrations, network infrastructure, and recommended improvements – approx 20 pages + system profiles. We were well qualified to effectively handle the approved tasks from the initial “Scope of Work” document. In just beginning the list of upgrades for PIPOA, we had already replaced several antiquated hardware and security appliances, e.g. installing the WatchGuard Firebox, offering a level of enterprise protection you have not had before. Incidentally, we are certified as partners by a large group of companies that require performance excellence, or you cannot sell and install their products.

With respect to CompuIntegration:

1. I should not have to justify anything to Jeffers. I will state that most of his or his wife's derogatory comments are exaggerated and inflammatory.
2. Our BBB A+ rating has been maintained for 13 years. Jeffers recently publicly posted that “the A+ BBB rating is due to [us] being renamed in 2015.” This is a fabrication and not true. That BBB profile and account is the same one we have had since 2004. When we merged with Padre Computers, all data was retained as you see it online now with zero complaints. In spite of our excellent record, everyone knows that a company cannot satisfy all customer issues, but our goal is to do so.
3. Recently, Mr. Jeffers called CompuIntegration, posing as a potential client. He was asking if we could “certify him” or his “operations” in some form. Of course we cannot do so, and I'm not even sure what IT servicing company would promise to do such a thing, legitimately. He was also misleading when he stated I said: “Our recommendations *are better than the recommended best*





*practices.* – JPC.” In the “EXTRA-ATTACHMENT - Email from JPC to Ron Jeffers.pdf,” you can read exactly what I said summarized here: “We are not a forensics team nor an agency that can officially certify you, but we can provide an extremely thorough analysis of all core IT aspects and security as well as best practice recommendations, hopefully meeting your desired audit/review requirements.” “Best Practice” is defined as “... a method or technique that has been generally accepted ... produces results that are superior ... has become a standard way of doing things ...” [https://en.wikipedia.org/wiki/Best\\_practice](https://en.wikipedia.org/wiki/Best_practice) .

4. Recently, Ron Jeffers’ wife, Michelle Jeffers, stated that she came to our office, where she took a surreptitious photo of one of our back office cubicles and posted it publicly with some denigrating comments in the “EXTRA-ATTACHMENT - Michelle Jeffers Post.pdf.”

Here is what was not mentioned:

- **BACK RIGHT CUBICLE FLOOR:**  
A stack of used computer items being picked up for environmental recycling.
- **BACK RIGHT CUBICLE DESK PAPERS:**  
Used by a 10 year office employee who is now visually disabled and legally blind, requiring an extern who spreads out vendor expenses so they can input them together.
- Michelle Jeffers implied we were not a secure facility. However, we have secured metal filing cabinets both upstairs and downstairs for paperwork requiring it; customer info is stored digitally; our building has metal shutters and a security system.

I cannot begin to understand what motivates the Jeffers to go to such lengths, disparaging my company and me personally. And to what end? It makes me cringe to watch the YouTube feed from the recent PIPOA Board Meeting, hearing such demeaning comments meant only to hurt someone by tarnishing their reputation – not exactly what I expected from a PIPOA meeting.

Respectfully,

John Paul Charlton  
Operations Director  
CompuIntegration, LLC

Enclosures: If CompuIntegration has become an agenda item for the next Board Meeting, please share this letter and our work product, **ATTACHED** “PIPOA Audit & Recommendations.pdf,” with your members.

cc: Maybeth Christensen



**From:** John Paul Charlton  
**Sent:** Monday, August 14, 2017 6:50 PM  
**To:** 'ron.jeffers@gmail.com'  
**Subject:** Site Audit/Review

Ron:

Good speaking with you.

**To summarize about our company:**

We have been a family business since 2003. The company is veteran owned, though we do not publically categorize it that way. We service remotely and onsite small to large businesses, professionals, and residential clients, both for a la carte and contract work to include all software, hardware, security, integrations, sales, and custom solutions.

Our being redesigned website is [www.compuintegration.com](http://www.compuintegration.com), and you can still click on our BBB profile icon as well as other certs (PCI, Business, Privacy) that we have as a company if you need those for reference. We have an A+ rating on the BBB with 0 complaints in 13 years.

**What we can provide for the audit/review:**

For small to medium businesses, we charge \$95/hr plus trip/tax and prorate after the 1<sup>st</sup> hour.

I would estimate that the onsite audit/review might take 2 to 3 hours + an additional approx hr for compilation, results, consultation. I would budget 2 to 4 hours total.

We should not have an issue signing off on an NDA you provide ahead of time.

We are not a forensics team nor an agency that can officially certify you, but we can provide an extremely thorough analysis of all core IT aspects and security as well as best practice recommendations, hopefully meeting your desired audit/review requirements.

The audit/review would provide you a(n):

- Scope of Work
- Executive Summary
- Audit/Review Report
- Inventory of IT Assets
- Admin Sheet (Optional)
- System Files (for each PC/Server: system stats + pics)

If interested in moving forward, you can reply via email or phone and we can get a technical specialist coordinated to come onsite and begin.

Thank you for your interest.

Respectfully,

John Paul Charlton  
Operations Director  
CompuIntegration, LLC



**Michelle Jeffers**, Gypsy to Cuttysark · 3h ago

I went in to the Compulntegrations office here on the Island to inquire about their services. We were told by them that they hold no IT audit or security certifications. This is a picture of their "filing system". This is all accessible from their front door with no barriers to keep any of this out of view or limit access.

Also, Marta Sprout previously hired them to build her website and spoke about it at the last board meeting.



1 Thank



**REPORT OF BOARD CONFERENCE  
PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.  
September 18, 2017**

Participating in the conference at 5:45 p.m.: Brent Moore, Darrell Scanlan, Leslie Hess, Marvin Jones, Carter Tate, and Jack Sharlow participated in person. Nancy Tressa was offered the opportunity to participate but could not do so. Also participating in person: John Bell and Maybeth Christensen.

The purpose of the conference was to review the progress of the canal debris clean up and the sonar survey results.

Maybeth reported that there was only 1 small area left for debris cleaning and that D & D would be doing that work starting Tuesday.

The billed costs as of 9-18-17 came to a total of about \$66,000., which included the labor and the dumpsters to date. The sonar survey billings had not yet been received by a rough estimate for that work should be about \$25,000.

A request for proposals on how to remove the under water debris needs to be worked up and should be ready for the Board meeting next week.

Additional damages include the Cobo De Bara parking lot which had washout damage from the water rushing off the street. A RFP for that is also being worked on.

We have 10 aerator compressor boxes which were submerged and the motors are not repairable. Staff is to get quotes from more than 1 distributor for this equipment.

We have many washouts on bulkheads which we are trying to get addressed, but that is going to take some time.

There was discussion of all of these items as to whether the costs so far were covered by the contracts that were approved and the are still within the not to exceed amounts.

A recommendation was made that in the future contracts will include language that the workers in the canals need to have company t-shirts or something which identifies them as authorized to be working in the canals.

**REPORT OF BOARD CONFERENCE**  
**PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.**  
**August 29, 2017**

Participating in the conference at 5:30 p.m.: Nancy Tressa, Darrell Scanlan, Leslie Hess, Marvin Jones, Carter Tate, and Brent Moore participated in person. Jack Sharlow participated by phone. Also participating in person: John Bell and Maybeth Christensen.

The Board of Directors authorized the following actions in response to issues caused by Hurricane Harvey:

1. Removal of Floating Debris. Multiple contractors will be retained to remove floating debris from canals, with different areas assigned to each contractor. Once the floating debris has been removed, property owners may engage the contractors directly to clear debris from their properties since the initial mobilization charges already will be covered by the POA and the barges will be on site. The estimated costs are approximately \$40,000.00. Motion made by Nancy, seconded by Carter, passed unanimously.
2. Containers for Debris Removal. Roll-off containers will be located at several boat ramps for contractors to use to dispose of debris removed from canals. Property owners may place debris at curbside for City pickup or utilize the containers for debris removal only (no household waste). The estimated costs are approximately \$20,000.00. Motion made by Carter, seconded by Darrell, passed unanimously.
3. Survey of Submerged Debris. Contractors will be retained to conduct sonar surveys of the canals to identify submerged debris. All of the debris will be mapped, and any debris in the navigation channels less than 4 feet from the surface will be marked with temporary buoys. The maps will be made available on-line so property owners will be able to see the location of any submerged debris near their properties. The estimated costs are approximately \$40,000.00. Motion made by Darrell, seconded by Nancy, passed unanimously.
4. Removal of Submerged Debris. Once the submerged debris is identified, contractors will be retained to remove the submerged debris from the canals, with different areas assigned to each contractor. Once the submerged debris has been removed, property owners may engage the contractors directly to clear debris from their properties since the initial mobilization charges already will be covered by the POA and the barges will be on site. A cost estimate could not be made at this time, but the contracts would not be awarded until results of the sonar surveys were obtained. Motion made by Leslie, seconded by Carter, passed unanimously.
5. Short-Term Rentals. In order to help alleviate the critical housing shortage for Port Aransas residents, relief workers, and repair contractors, the POA will temporarily suspend enforcement of the prohibition of short-term rentals in residential areas until September 30. Property owners will need to register their properties with the POA and provide current contact information so that if any unnecessary noise or parking issues are caused by tenants they can be contacted immediately to cure the problem. No costs are associated with this action. Motion was made by Carter, seconded by Nancy and passed unanimously.