

PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL AND REGULAR MONTHLY

BOARD OF DIRECTORS MEETINGS

APRIL 25, 2017

Seashore Learning Center Gym – 5:30 PM

15801 S Padre Island Dr., Corpus Christi, Texas 78418

(Just off Park Rd 22 @ Encantada)

NOTICE OF MEETING AND AGENDA

Members of the audience will be provided an opportunity to address the Board during Public Comment. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes. Please sign in prior to the meeting with your name, physical address, email address and the subject to be addressed.

ANNUAL BOARD MEETING

(to be convened following adjournment of the Annual Membership Meeting)

1. CALL TO ORDER ANNUAL BOARD OF DIRECTORS MEETING
2. PLEDGE OF ALLEGIANCE
3. ELECTION OF OFFICERS
 - President
 - Vice President
 - Secretary
 - Treasurer
4. ADJOURN ANNUAL BOARD OF DIRECTORS MEETING

REGULAR MONTHLY BOARD MEETING

1. CALL TO ORDER REGULAR MONTHLY BOARD OF DIRECTORS MEETING
2. RECEIVE CONFLICT OF INTEREST STATEMENTS
3. PUBLIC COMMENT (each speaker is limited to three minutes)
4. PRESENTATIONS:
 - A. Receive presentation from Hanson Professional Services, Inc. (formerly Naismith Engineering) regarding Bulkhead Inspection and Design of Repairs Program
 - B. Del Mar Foundation report on scholarships
 - C. Receive presentation from WFGCON, PLLC - William Goldston (PIPOA Engineering Consultant) regarding:
 - 1) PIPOA Hurricane Recovery & Debris Cleanup risks
 - 2) Billish Park Design Contract Status

- D. Receive a presentation from staff regarding the PIPOA Property Maintenance and Compliance Program.
 - 1) General assessment of program; challenges, needs, recommendations for improvement
 - 2) Current compliance statistics, issues and resolutions which have occurred since last meeting
 - 3) Examples of before and after compliance photographs
5. CONSENT AGENDA: (Includes items which are routine and can be accepted without further discussion)
 - A. Secretary's Report - March 28, 2017, and April 1, 2017, meeting minutes.
6. COMMITTEE REPORTS:
 - A. Compliance Committee;
 - 1) Island neighborhood tour with committee and staff conducted April 22nd
 - 2) General assessment of program; challenges, needs, recommendations for further development
 - 3) Current compliance statistics, issues and resolutions which have occurred since last meeting; examples of before and after compliance photographs
 - B. Architectural Control Committee;
 - 1) regarding current construction project statistics, issues and resolutions which have occurred since the last meeting.
 - C. Canals and Waterways Committee;
 - 1) regarding condition of assets, compliance with no wake zones, other issues requiring attention.
7. EXECUTIVE COORDINATOR REPORT: (The Board will receive a report from the Executive Coordinator on topics of importance since the previous meeting.)
8. TREASURER'S REPORT - FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports. No motion required.)
 - A. Annual Budget update
 - B. Balance Sheet
 - C. Emergency Repair Fund Investment Account update
9. RECURRING BUSINESS: (Motions as required)
 - A. Billish Park Update: the Board will review and discuss pertinent issues concerning the development of Billish Park and the financial and maintenance commitments between the City of CC and the PIPOA, including approval of a contract for design services with Hanson Professional Services, Inc.
 - B. Primavera Canal end reconstruction
 - C. Board Policy Manual
 - D. "PIPOA Hurricane Recovery & Debris Cleanup Risk Assessment Study" proposal solicitation authorization
 - E. Assessment of IT system, "POA software, hardware and data backup systems audit" proposal solicitation authorization
10. NEW BUSINESS:
 - A. Discussion regarding creation of special committee titled "Bylaws, Policies and Procedures Committee"; includes nomination of committee chair
 - B. Reappointment of special committee chair for "Canals and Waterways Committee"

- C. Discussion regarding creation of response to derogatory letters received by/directed towards compliance inspectors and staff
- D. Discussion and consideration of adoption of bylaws change regarding annual meeting date
- E. Discussion and consideration of adoption of policy to video/audio recordings, and posting to PIPOA website, of all board meetings; includes retention policy for record keeping purposes
- F. Discussion and consideration of changes to standard PIPOA agenda; Executive Session at the beginning of the Board Meeting at 5:00 PM then start the open meeting at 6:00 PM.
- G. Discussion and consideration of adoption of policy to create a link on PIPOA website for members to view check register; includes posting date/deadline policy

11. 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. Appeal of Enforcement Action
- B. Personnel Issues
- C. Attorney Consultation

12. RECONVENE IN OPEN SESSION:

A vote may take place as a result of discussions held and information presented in executive session.

13. ADJOURN