

PADRE ISLES PROPERTY
OWNERS ASSOCIATION INC.
REGULAR BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 28, 2017
ISLAND PRESBYTERIAN CHURCH
14030 Fortuna Bay Drive
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: Brent Moore, Carter Tate, Marvin Jones, Nancy Tressa, Darrell Scanlan, Jack Sharlow

Absent members: Leslie Hess absent her proxy was given to Nancy Tressa

President Moore called the meeting to order at 5:35 PM

President Moore led the Pledge of Allegiance.

Conflict of interest Statements – None

PUBLIC COMMENT

Brian Hausknecht reported that his home was the site of a potential break in. He called the police to report the incident. Brian encouraged others to call the police if their property has been burglarized. He also requested the agenda item regarding bylaw changes be tabled.

Jim McFadden expressed concerns concerning bylaws issues and changes. The ARCH has been organized to research the bylaws issues and announced that the next ARCH meeting will be held on November 29, at 6:30pm at Schlitterbahn.

Joe Minervini stated that he is against providing a mobile security program due to the expense.

Tom Cable explained his survey of the Island and provided a visual with color coded pins designated to identify areas with compliance issues.

Karl Rubinstein commented that he did not think it was fair to have members make comments before the board discussed agenda items. He urged the board to step up and do the right thing and place two proposed bylaw changes on the ballot. He said the ARCH is securing proxies in order to get the items placed on the agenda. Karl commented that the board was anti democratic.

Nancy Tressa stated she takes offence to the comment that Karl Rubinstein made about being anti democratic.

Carter Tate stated that he feels there is a disagreement about the bylaws being a silent legal document.

Brent Moore reminded everyone that the meeting was to remain in control and if things got out of control as a previous meeting that had, individuals would be asked to leave.

PRESENTATIONS

William Goldston announced that the Billish Park bids came in lower than expected which will allow the POA to complete additional alterations to the park. Nancy asked for Becky to look into the cost of memorial benches for the park. A motion was made by Nancy Tressa to give the authority to get the contract in place with a contingency plan to help out with the playground equipment and possible shade structure. Carter Tate seconded the motion. A vote was called and the motion passed unanimous.

Lewis Shrier reported that the Primavera Bulkhead Project has run into a problem and is working to remove flowable fill in order to get the cement panels in place. There was also a concern that once the work begins close to the adjacent drive way, it could possibly cause the land to shift.

William Goldston provided an RFP draft for the Sonar Debris Removal project. William stated that the draft still needs some work. Carter Tate made a motion to approve the RFP draft to be completed and reviewed at the December Board Meeting. Nancy Tressa seconded the motion. A vote was called and the motion passed unanimous.

Lewis Shrier discussed the Second Phase of the Bulkhead Project. The Phase 2 Proposal was distributed in the November Board Meeting, Brent Moore asked for the proposal to be re-submitted to the board for review.

Tom Rodino gave a report on the Disaster Recovery Plan. Carter Tate made a motion to accept the Disaster Recovery Plan report, Jack Sharlow seconded the motion. A vote was called and the motion passed unanimously.

CONCENT AGENDA

October Board Meeting Minutes-Carter Tate made a motion to approve the board meeting minutes from October, Jack Sharlow seconded the motion. A vote was called and the motion passed unanimously.

COMMITTEE REPORTS

Compliance Committee-Mary Alice Eskridge gave the committee report. Tarek Saleh El Din will be removed from the committee due to non attendance. The committee is planning to host town hall meetings to educate members on compliance issues. Carter Tate thanked the committee for all of their hard work.

Architectural Control Committee-Nancy Tressa gave the committee report. There is currently one committee opening. An advertisement was placed in the Island Moon, applicants will be reviewed and a recommendation will be brought forward at the December meeting. After the first of the year the committee will have additional openings.

Canals and Waterways Committee-Nita Smith gave the committee report. Nita reported that Richard Pitman, Karl Rubinstein and Kevin Henderson were able to install several No Wake signs in our canals and water ways. John Bell is researching what additional entities need to be contacted to ensure we have the authority to install the signs. Nita Smith recommends looking at the possibility of a new boat ramp location.

Bylaws, Policies and Procedures Committee-Marvin Jones gave the committee report. Marvin reported that the committee has had several meetings but has not been able to come to a consensus.

Security Patrol Committee-Becky Perrin informed the board that the scheduled meeting was canceled due to 3 out of the 5 members canceling due to various issues. The meeting is being rescheduled.

EXECUTIVE DIRECTOR REPORT

There have been a total of 20 record requests over the past 2 months.

The Security EXPO was hosted on November 13, 2017, at the Seashore Learning Center. Over 40 individuals attended the EXPO where 3 security agencies were able to promote their products and services.

The Winter Newsletter will be printed at the end of December. Members were asked to contact the POA office if they were interested in helping out with the newsletter or submitting an article.

7 Candidates have submitted resumes expressing interest in running for the PIPOA Board of Directors. All candidate resumes will be posted in the Winter Newsletter. Ballots will be sent out no sooner than 90 days prior to Election Day and no later than 10 days prior to election.

The City has made 2 sweeps through the island removing debris from Hurricane Harvey. Additional debris continues to show up on lots and canal ends, the PIPOA has to remove the debris at a cost to the POA.

The port-a-potty at Billish Park was set on fire melting to the ground. A new port-a-potty will be delivered next week.

The PIPOA Accountant resigned as of November 17, 2017. We are in search of someone to provide accounting services and will be posting the opening in the Island Moon. Our CPA is currently providing bookkeeping services until we secure a bookkeeper.

The Debit Card and Debit Account have been closed and the POA will be moving forward with a request to secure a credit card.

The POA maintains 30 miles of bulk head, 58 canal ends, 7 boat ramps, 17 medians and 40 cull de sacs a total of 122 areas. An RFP is being developed that will go out to the community by the beginning of the year. There will be at least 4 zones for contractors to bid on.

Encantada Culvert Drainage has not been checked since 2015. The POA will secure a diver to evaluate the culvert to see if it needs to be cleaned out.

Monthly committee meetings are being posted on the web site calendar, the community is invited to attend.

The December Board of Directors meeting has been moved from December 26, 2017, to December 21, 2017.

Darrell Scanlan suggested moving the Executive Director's Report after the Board Comments.

TREASURER'S REPORT

Brent Moore asked if the Check Register could be added to the Board Meeting packet. Carter Tate made the motion to have the Check Register added to the board packets and Nance Tressa seconded. A vote was called and the motion passed unanimously.

RECURRING BUSINESS

The PIPOA building remodel continues to be on hold.

IT System Update-Becky Perrin stated that she has asked Ron Jeffers to meet and discuss the up coming IT RFP and what issues need to be addressed in the RFP.

McFadden letter- Leslie Hess Investigation/Report discussion and vote will be discussed during closed session.

NEW BUSINESS

Executive Director, Becky Perrin requested approval to secure a charge card for the PIPOA. There will be a \$5,000 limit on the account. Carter Tate made a motion to apply for a charge card, Nancy Tressa seconded the motion. A vote was called, the motion passed unanimously.

Aerator Bids-Executive Director, Becky Perrin recommends purchasing replacement aerators from Pentair. Pentair is the company that the PIPOA purchased the last 10 aerators from. The Pentair aerators held up well over the years. Russ Miget installed the previous aerators and has offered to install the new aerators free of charge. Brent Moore has requested that an electrician assess the electrical hook ups prior to the aerators being installed to ensure they meet code. Nancy Tressa made a motion to award the aerator bid to Pentair. Carter Tate seconded the motion. A vote was called and the motion passed unanimously.

The POA office is in need of a new roof and fence repair due to Hurricane Harvey. An insurance settlement check was accepted in the amount of \$9,970.36 The POA received 3 Bids: Wolf, Blue Sky Roofing and Pinnacle. Carter Tate asked if we could look into upgrading the shingles and adding ridge vents to the bid. Carter Tate made a motion to conditionally approve a motion to include the shingle upgrade and ridge vents, Nancy Tressa seconded the motion. A vote was called and the motion passed unanimously.

Becky Perrin presented an invoice for replacement deck materials that were taken from a home owner's deck that should not have been removed. The home owner stated the contractor hired to remove the deck materials should not have removed the items. The home owner has asked that the deck materials be replaced. The owner reported the missing deck materials to Maybeth Christensen immediately after they were taken. Carter Tate made a motion to deny payment of the invoice, Nancy Tressa seconded the motion. A vote was taken, 4 board members voted yes to deny payment -Carter Tate, Nancy Tressa, Leslie Hess by proxy and Brent Moore. Darrell Scanlan, Marvin Jones and Jack Sharlow apposed the motion. The vote carried.

The ARCH is a group of PIPOA members that are in support of placing 2 Bylaw changes to the March 2018 ballot. They have asked the board to place the items on the ballot.

The board discussed amending subsection 2.02 of the Bylaws to clarify that it applies to "Board Officers rather than "Officers" and in Section 3 changing the term "Executive Coordinator" to "Executive

Director” each place it appears. Carter Tate made a motion to amend the bylaws section 2.02, Darrell Scanlan seconded the motion. A vote was called, the motion passed unanimously.

The board discussed, Ratifying and confirming the Bylaws as amended in 2013 in order to conform the Bylaws to required State law and current practices, with the sole change addressing amendments to Section 2.01 on plurality vote adopted April 1, 2017 and the amendment concerning the Executive Director. Carter Tate made a motion to approve ratifying and confirming the Bylaws as amended in 2013, excluding, “and the amendments concerning the Executive Director adopted on November 28, 2017.” Darrell Scanlan seconded the motion, a vote was called. The vote carried by a 6 to 1 vote. Carter Tate, Nancy Tressa, Leslie Hess by proxy, Jack Sharlow and Brent Moore voted to approve the motion and Marvin Jones opposed the motion.

EXECUTIVE SESSION

RECONVENE IN OPEN SESSION

The Board addressed the McFadden letter/investigation-Darrell Scanlan made a motion that both Brent Moore and John Bell were to face no reprimands because no mal intent was found. Carter Tate seconded, a vote was taken Carter Tate, Nancy Tressa, Darrell Scanlan, and John (Jack) Sharlow voted yes and Marvin Jones abstained. Nancy Tressa held Leslie Hess’s proxy, Leslie requested that the proxy not be used for the McFadden letter/investigation vote. The vote carried.

The meeting was called and adjourned at 11:00 PM