



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

August 23, 2022

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Ray Singleton, Tommy Kurtz, and Frank Stover.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) Mark Kennedy, auditor, Park Fowler CPA's, presentation of the 2021 audit report of the PIPOA, a "clean" opinion was rendered on the 2021 financial statements of the PIPOA, auditor discussed sampling techniques used in the audit process and the PIPOA's financial internal controls.
- b) **ACC.** David Heitzman, reported on ACC activities, decks & docks "exceptions" to covenants needs to be addressed by the board and a policy formulated and adopted to give needed guidance to the ACC.

4. MEMBERS COMMENTS:

- a. Jo Allsop, is the PIPOA in good shape should the island suffer another hurricane like Harvey, or worse? Also, the PIPOA should provide info of what residents should do in the event of another major event.
- b. David Rossi, please report on conversations with Diamond Beach regarding the developed lots in "whiskey acres" and inclusion in the PIPOA.
- c. Pete Allsop, inspection boat has been out on the canals twice, many damaged decks and docks that are debris hazards and could cause harm in the event of storm or hurricane conditions.



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5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short Term Rentals: Corpus Christi Planning Commission asked that the development plan should not allow short-term rentals that are adjacent to existing residences.

“Whiskey acres” lots are included within the Island RS 6 zoning that does not allow short term rental activities.

- b. Whitecap Development: PIPOA attorney Cagle talking with Diamond Beach attorney regarding carving out the existing residences in “whiskey acres” from their future development.

- c. “Whiskey Acres”: status of Island Fairways Estates are involved in the discussion of options available, Diamond Beach has retained a title company tasked with determining how many lots are included, then options available for Diamond Beach can be determined.

- d. Lawsuits: Morais – suit has been amended 6 times, trial date 1/18/23.

Connelly – no further information to report.

AXYS – settlement agreement to be discussed in executive session.

Cesare – Swimming pool being built without permits, no ACC approval, PIPOA

asked for reimbursement of attorney fees, no trial date.

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 September 27, 2022.
- b. Office traffic/correspondence activity.
- c. Billish Park Irrigation Restoration:
 - i) Seized booster pump – examine costs to repair or replace report back.
- d. Compliance enforcement monthly update. 73 open violations, 107 cleared violations.
- e. Bulkheads repair activity report: Closed 10, Open 66.

7. CONSENT AGENDA: Frank Stover, Secretary. (Routine items)



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- a. Motion: To accept the meeting minutes for Regular Board Meeting Minutes on July 14, 2022.
- b. Email Votes.
 - i) Motion: Hire boat for use by POA inspector to inspect docks and decks creating dangerous conditions within the POA’s canal system, hire rate \$40/hour. Sandy Graves makes motion / Vicki McGinley seconds motion, Aye votes: Sandy Graves / Tommy Kurtz / Marvin Jones / Frank Stover, Nay votes: Ray Singleton, Not Voting: Drew Diggins / Vicki McGinley.
 - ii) Motion: Delay voting on motion by Sandy Graves to authorize payment of \$40/hour to hire boat for inspection of decks and docks. Ray Singleton makes motion, Drew Diggins seconds motion, Aye votes: Ray Singleton / Tommy Kurtz, Nay votes: Marvin Jones / Frank Stover / Sandy Graves / Vicki McGinley, Not voting: Drew Diggins.
 - iii) Motion: To pay \$5,800.87/80 cu yds/ for kiddie mulch for Billish Park to replenish existing mulch Sandy Graves makes motion / Tommy Kurtz seconds motion, Ayes votes Frank Stover / Sandy Graves / Tommy Kurtz / Marvin Jones, Nay votes: Ray Singleton, Not voting: Drew Diggins / Vicki McGinley.
 - iv) Motion: Rescind Motion by Sandy Graves to pay \$5,800.87 for Billish Park kiddie mulch. Ray Singleton makes motion / Tommy Kurtz seconds motion, Aye votes: Ray Singleton / Drew Diggins, Nay votes: Sandy Graves / Vicki McGinley / Tommy Kurtz / Frank Stover / Marvin Jones.

Discussion by board member Drew Diggins that motion for hire of a canal inspection vote should be held in open session since it would involve an “amendment” to the authorized budget

Motion made to rescind authorization to hire a canal inspection boat, motion made by Drew Diggins, Second by Ray Singleton.

Further discussion to amend language of the pending motion.

MOTION:	Sandy Graves: I make a motion to suspend authorization to hire a canal inspection boat.	
SECOND:	Tommy Kurtz_	
VOTE:	AYE = 6. Marvin, Sandy, Ray, Tommy, Frank, and Drew.	NAY = 0 Abstain = _____
MOTION CARRIED		

MOTION:	Sandy Graves: I make a motion to accept July 14, 2022 minutes.
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SECOND:	Tommy Kurtz_	
VOTE:	AYE = 6. Marvin, Sandy, Ray, Tommy, Frank, and Drew.	NAY = 0 Abstain = _____
MOTION CARRIED		

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

MOTION:	Ray Singleton: I make a motion to accept the July 2022 Financial Report.	
SECOND:	Frank Stover	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Frank, and Drew.	NAY = 0 ABSTAIN = _____
MOTION CARRIED		

Discussion by Ray Singleton that a strengthening of internal controls is needed regarding authorization for funds transfers from the HBO investment account, recommendation is to have transfers made only upon written authorization signed by board Treasurer and President.

MOTION:	Ray Singleton: I make a motion to require written authorization be required for transfers from the HPO investment account. The written authorization to require both Treasurer and President signatures.	
SECOND:	Drew Diggins_	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Frank, and Drew.	NAY = 0 ABSTAIN = _____
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

- a. No wake signage for member distribution: Sea Tow will provide 20 signs for free this year but none thereafter.
- b. Jackfish dock decision - (see below).
- c. Stormwater fees (City) – Gary to continue to negotiate with City.
- d. Encantada Zoning (erroneous violation notice) - canceled – City in error.

MOTION:	Sandy Graves: I make a motion to deny appeal of ACC decision for dock and deck at 14205 Jackfish.	
SECOND:	Drew Diggins_	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Frank, and Drew.	NAY = 0 ABSTAIN = _____



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MOTION CARRIED

10. NEW BUSINESS:

- a. Cobo De Bara boat ramp resurfacing bids (see below).
- b. Parking sticker policy – discussion made of issues regarding overuse and unauthorized use of PIPOA owned boat ramps further research to be done and discussion to continue.
- c. Security fence policy – state law controls regarding security fencing of vacant lots, covenants control regarding use of the vacant lot – staff to formulate a letter to be sent to offending lot owners.
- d. Collection of unpaid CAM fees – action – coordinate with attorney Cagle to develop a collection policy and standard form lien document.
- e. Dock extensions – Drew Diggins and David Heitzman to continue discussions regarding a policy to deal with requests for exceptions.
- f. Opening of water exchange bridge:
 - i) Water flow – ask Corp of Engineers regarding a determination of impact to PIPOA existing canal structures.
 - ii) Pre-opening measurements – obtain cost estimate for a sonar boat to map canal bottom before opening of bridge.
- g. Vicki McGinley has resigned as a member of the board due to health reasons.
 Discussion had regarding filing the open board seat. Decision: Open the taking of applications 8/24, Close the accepting of applications 9/09, Meet the candidates on 9/20, Vote upon candidates at 9/27 board meeting.

MOTION:	Sandy Graves: I motion to delay resurfacing of Cobo De Bara and Encantada boat ramps until next year.
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SECOND:	Drew Diggins_	
VOTE:	AYE = 6. Marvin, Frank, Tommy, Sandy, Ray, and Drew.	NAY = 0
MOTION CARRIED		

CONVENENCE BREAK: 8:24pm-8:30pm

11. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 8:30pm.

12. RECONVENE: 8:58pm

MOTION:	Frank Stover: I motion that we accept the AXYS Settlement Agreement and that we authorize the PIPOA President, Marvin Jones, to execute the agreement on behalf of the PIPOA.	
SECOND:	Tommy Kurtz	
VOTE:	AYE = 6. Marvin, Sandy, Ray, Drew, Tommy, and Frank.	NAY = 0
MOTION CARRIED		

13. ADJOURN: 9:00pm

MOTION:	Tommy Kurtz: I motion that we adjourn (9:00pm).	
SECOND:	Sandy	
VOTE:	AYE = 6. Marvin, Sandy, Ray, Drew, Tommy, and Frank.	NAY = 0
MOTION CARRIED		

14. 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.