

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 26, 2014
POA OFFICE

BOARD MEMBERS IN ATTENDANCE: Jeff Carlson, Brent Moore, Jack Sharlow, Stan Hulse, Nancy Tressa, Darrell Scanlan, and Cheri Sperling. .

OTHERS ATTENDING: Steve Chaney, Lisa Underbrink and Maybeth Christensen.

The meeting was called to order by President Carlson at 5:30 PM.

AUDIENCE PARTICIPATION: Mr. Chaney was just attending to observe. Said he has lived on the Island for several years, retired from the Coast Guard and had never attended a meeting. Thinks we are doing a good job.

EXECUTIVE COORDINATOR REPORT: The written report is attached. Maybeth talked about the company who has a system to replace broken tiebacks. We know we have aluminum tiebacks on Eaglesnest and this system might work. Questions raised were: what is the warranty, do they have insurance, how many would we need. Maybeth is to get answers and estimates as well as contact Ram Munoz, structural engineer, to get a report on the viability of the system.

There was a discussion about installing No Wake buoys. Mr. Chaney indicated from his experience with the Coast Guard, they are not a worthwhile investment as folks tend to move them. We already have any number of No Wake signs which folks chose to ignore.

Maybeth also reported that the recommendation from HDR was to not do the dredging in the Coquina Bay area as there was too little spoil to make it cost effective. Dan Garza from HDR is now looking for companies who are capable of pumping out the culverts under Encantada and hopefully will have that information within a few weeks.

The minutes of the June 24, 2014, meeting were accepted as submitted.

FINANCIAL REPORTS: Jeff commented that he really liked the quarterly reports we now received from Herndon, Plant. For the first half of 2014, we have a 4.29% return on the investments. Jack moved to accept the financials, Stan seconded the motion and it passed unanimously.

STANDING COMMITTEES:

Architectural Control – The minutes from the morning meeting were distributed

Beautification Trust - Nancy brought the Board up to date on the gardens. The next 20 are built. The workers are doing the finishing work now. The City wants us to build containment areas for the mulch to be stored so that will be the next project..

OLD BUSINESS:

Jeff reported on the meeting he and Maybeth had with Colleen McIntyre regarding the bond election this fall. As we knew, the Encantada bridge is not included in bond #2. Colleen said that because of the opinion by the City Attorney that this would be improving private property, there was no way for this project to be included in a bond project for the foreseeable future. There will be money for improvements to accommodate a stop light at the Aquarius and Park Road 22 intersection. A private developer will pay for the light, TxDOT has approved the intersection for the light, but the City must pay for the cost of rumble strips, new signage, moving existing signs and possibly including a turn lane. There will also be funds for a new beach maintenance facility to be built by the water tower. This project will also help the dog park folks.

Parks – Brent gave the presentation on Billish improvements. The City provided us with the design as well as the cost breakdown. The plan is to do the improvements in phases with phase 1 including the pond, berms, trees, other plantings, irrigation and grass. The total cost including the various alternates is now at \$559,677.09 with the City only have about \$360,000 left from the Bond 2012 funds. After a great deal of discussion, Brent said this would be a good project to show how a private/City partnership could work. He also indicated he had discussions with the President of HDR regarding the possibility of obtaining an HDR grant for this park. Since it will include water conservation as well as reuse of rain runoff, it is an ideal candidate for HDR grand funding. Brent moved to commit to up to \$200,000 to pay for the improvements with Alternate No 6 to be removed from the bidding. Nancy seconded the motion and it passed unanimously.

Brent pointed out that we will need to include line items in the budget in future years for Billish maintenance of the pond and supplemental tree trimming. We should also be looking at line items for tieback replacement.

Brent reported on the meeting he and Maybeth had earlier today with KJM representative Jeremy Baugh and Turner Ramirez architect Phil Ramirez regarding the community center project. We will be receiving a contract for approval for the design phase which could cost about \$40,000. This will be for about 4 months of design, 3-d plans, design boards and so forth which we can then use at a Town Hall meeting to see if it is something the community wants to proceed building. At that time, we will complete a new contract for the construction phase. Darrell moved to authorize up to \$40,000 for the design phase for the community center, Cheri seconded the motion and it passed unanimously.

Maybeth was also instructed to contact Herndon Plant to make sure we have a commitment letter for financing including terms when we know the approximate cost.

Whitecap Median – Maybeth had distributed the plans for the medians on Whitecap from Park Road 22 to Aquarius. The total cost for all of them would be \$171,000. There was a discussion about only doing the medians to Dasmarrinas this fall as phase 1A and doing the rest early in

2015. Nancy moved to authorize spending up to \$90,000 to complete the project from Park Road 22 to Dasmarias, Cheri seconded the motion and it passed unanimously. Maybeth was asked to see about reusing the white road which will be removed.

NEW BUSINESS:

Since we had the discussion regarding No Wake buoys during the Executive Coordinator's report, there was no further new business.

The home sale information was distributed.

Jack moved to adjourn the meeting at 8:10 PM, Stan seconded and the meeting was adjourned

Respectfully submitted, Maybeth Christensen, Secretary