

PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.
REGULAR MONTHLY
BOARD OF DIRECTORS MEETING

Tuesday – October 22, 2024 5:30 PM

New Location:

Island Presbyterian Church (IPC) – Sanctuary – Temporary due to Early Voting in the Annex

**14030 Fortuna Bay Drive
Corpus Christi, TX 78418**

Attend in person or login via Zoom

Browser: zoom.us
Personal Meeting ID: 439 451 0087
Participant Passcode: xqxKy6

Or, copy and paste into your browser for immediate access:

<https://zoom.us/j/4394510087?pwd=Lm0yKMYxcWsFdYhzjuiWaFbLo6a00N.1>

NOTICE OF MEETING AND AGENDA – Subject to Update during the notification period

Members of the audience will be provided with an opportunity at the end of the meeting to address the Board with specific questions or comments. Zoom participants may use the chat function to ask a question. Please sign in prior to the meeting with your name, physical address, email address, and the subject to be addressed. As required, we'll provide you with a microphone to help ensure our broadcast audio levels can be heard by the folks on-line. Zoom chat questions will be addressed time and content permitting. Continuing this month, we are minimizing the executive session of this meeting to make more time available for open dialog. If there are discussions that need to be addressed in an executive session, the board will conduct that session as required and provide a summary of any decisions voted on by the board.

1. CALL TO ORDER
2. Pledge of Allegiance
3. PRESIDENT'S COMMENTS:
4. Read and Approve Minutes:
5. Special Topics (if any):
6. RECEIVE CONFLICT OF INTEREST STATEMENT(S)

7. PRESENTATIONS (5-Minutes each):

- a. ACC Presentation – Mark Dragoo (ACC Chairperson) Presentation – Vote on Nicolas Garcia addition to the ACC - previously interviewed by Mark and I
- b. Bulkhead Activity Report – (Bulkhead Project Office) Activity Report

Table 1 Bulkhead Activities

Cap Repair		4-projects
250 linear ft of cap repair	\$ 27,180	
Washouts		2-projects
18 panel seams foam filled	\$ 8,700	
Drill & Probe		4-projects
50 drill and probes	\$ 1,750	
Tie-Back location		2- ACC Projects
18tie-backs located / marked	\$ 900	
Total	\$ 38,530	

We are expanding our approved contractor list and used 3 different contractors on the above projects

Additional 4th contractor now working the deck and dock demo at Alberto Bulkhead failure.

Engineered drawings from T Baker Smith received and Solicitation for bid document being prepared for qualified contractors.

24' Truline material ordered with delivery expected week of Nov 4th

Fiberglass reinforcing (FRP) ordered, and delivery expected in another week

8. EXECUTIVE DIRECTOR'S REPORT:

- a. Major Infrastructure Projects – Solutions need to address several key requirements:
 - i. Bulkhead designs for canals with high flow rates and those that don't – I am working on a long-range forecast for Bulkhead repairs based on actual costs over the last 3 years or so
 - ii. Qualified sources identified – 3 prescreened so far
 - iii. Competitive bids in process for both the demo and new bulkhead construction – Demo contract awarded – work in process

iv. All designs require PE stamped, engineered drawings as part of the bid sheet
– drawings on hand

b. Business Transparency Initiative – Major objectives: transparency into POA activities;
easy information access and exchange; and POA operating cost reductions

i. Regular Website Update postponed until we've evaluated the new system

ii. Data Migration from TOPS in process now – Our database is with the
ManageCASA Team

iii. Conversion hierarchy established and in-work starting with POINT TESORO 4
– will include all 34 subdivisions before the end of the evaluation period

iv. Community volunteer support needed for functional testing, user interface,
and electronic polls and voting

v. New capabilities presentation at the end of the evaluation period

vi. Island-wide roll-out begins 15 Jan 25

vii. Planned POA Network enhancements include continued emphasis on data
security precautions and penetration testing

c. Future updates to our landscaping contracting services in-work – Palm tree trimming,
Billish Park irrigation – City water Source (use-restrictions)-Vs-Digging a well for
irrigation (No use-restrictions), pumping station rebuild – redesign in progress

d. Final invoices for July Data Call distributed via our TOPS billing cycle – Backup data
on file

e. 2025 Boat Ramp Sticker fee considerations? Noelle – will provide the Cost Analysis

9. TREASURER'S REPORT – FINANCIAL REPORTS: (The Board will review, discuss, and then
accept all financial reports, with possible motions.)

a. Summary review of 2023 audit

10. OLD BUSINESS - Previous Meeting Residual Tasks (with possible motions):

a. Residual Actions:

i. New Bulkhead design status - update

ii. Canal No Wake buoy replacement and servicing

11. NEW BUSINESS (with motions):

a. TBD

b. TBD

c. Set next meeting date: 26 November 2024 5:30 PM

12. MEMBERS' COMMENTS (3 minutes, per member)

13. Optional Executive Session

ADJOURN