

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

Tuesday – September 24, 2024, 5:30 PM

**New Location:**  
**Island Presbyterian Church (IPC) – Annex**  
**14030 Fortuna Bay Drive**  
**Corpus Christi, TX 78418**  
**Streaming to PIPOA Facebook Page**

NOTICE OF MEETING AND AGENDA

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. 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. 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

b. Bulkhead Activity Report – (Bulkhead Project Office) Activity Report

i. Most of our bulkhead repair efforts were to finish stabilization of the two homes with failures from Alberto using combination of Truline panels and sandbags.

ii. Other repairs:

1. 90 linear feet of bulkhead cap repair

2. 5 projects using polyurethane foam to seal bulkhead panel seams where washouts had occurred

3. Several reported washouts were inspected through drill and probe workorders and scheduled for repairs

4. Actively soliciting and adding to our contactor base of concrete and sheet panel installers to increase repair capabilities

c. Island Pride – Marguerita Willett - Island beautification initiative

## 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

ii. All require competitive bids

iii. All require source qualification/development

iv. All require PE stamped, engineered drawings

b. Open Board Position Update – Qualified candidate resume on hand

c. Business Transparency Initiative – Major objectives: transparency into POA activities; easy information access and exchange; and POA operating cost reductions, will need the board's go ahead on the 3-month evaluation

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

- ii. Community support needed for acceptance testing - Volunteers
- d. Update on Canal Aerators – Almeria and San Felipe area request for a new connection; will require electrical connection and a POA contract for the homeowner to sign
- e. Future updates to our landscaping contracting services in-work – Palm tree trimming, Billish Park irrigation, pumping station rebuild (12K estimate)
- f. Initiative to stream BoD meetings via our upgraded Zoom account at this new meeting location to allow remote members to address the board via Zoom Meeting Proctoring and voluntary cooperation

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

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

a. Residual Actions:

i. New Bulkhead design status - update

ii. Section E Canal dredging site survey with cost proposals in work

11. NEW BUSINESS (with motions):

a.

b.

c. Set next meeting date

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

13. Optional Executive Session

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