

PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING Tuesday, September 24, 2024 Island Presbyterian Church MEETING MINUTES

1. CALL TO ORDER – Presiding – Jeff Rackley, Chair called the meeting to order at 5:30 PM.

Board Members present: Bill Davenport, George Reed, Drew Diggins (Zoom) (George Reed proxy given to Drew Diggins)

Board members absent: Steve Brown

1. PRESIDENT’S COMMENTS:
2. Read and Approve Minutes:

MOTION:	John Pasch: Motion to approve Aug 27 th minutes .	
SECOND:	Bill Davenport	
VOTE:	AYE = Drew, Jeff, George, John and Bill	NAY = 0
MOTION CARRIED		

3. Special Topics (if any): Margarita Willet – Island Beautification

4. 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

MOTION:	George Reed: Motion to appoint Natasha "Natalia" Muse to the PIOPA’s Board
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SECOND:	Bill Davenport	
VOTE:	AYE = Drew, John, Jeff, George, and Bill	NAY = 0
MOTION CARRIED		

5. 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 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 Zoom at this new meeting location to allow remote members to address the board via Zoom Meeting Proctoring and voluntary cooperation

6. TREASURER’S REPORT – FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports, with possible motions.) George Reed stated that he was reviewing treasurers reports with POA auditor back to May 2024 and should have reconciled monthly reports by October 4th.

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

- a. Residual Actions:
 - i. New Bulkhead design status – Engineering design for Truline bulkhead bids reviewed. T Baker Smith bid \$9,500.00 and Anchor QEA \$59,800.00
 - 1. Drew recommended T Baker Smiths proposal based on low bid and delivery dates for design lengths of TruLine material and stamped drawings.

MOTION:	George Reed: Motion to approve T Baker Smith bulkhead repair engineering design September 23, 2024 for \$9,500.00	
SECOND:	Bill Davenport	
VOTE:	AYE = Drew, John, Jeff, George, and Bill	NAY = 0

MOTION CARRIED

- b. Section E Canal dredging site survey with cost proposals in work
- c. Review recommendation to replace TOPS with Manage Casa,
 - i. Improved POA management software with ManageCasa includes:
 - 1. Verifiable annual election and results, Website management, reduced expense in data entry and accounting functions, built in membership email notice, potential reoccurring contractor savings of \$110,000/year, Zoom Meeting function will allow interaction with remote POA members in real time.
 - 2. Rick McGinley recommends trial operation of ManageCasa in parallel with TOPS to confirm functionality, cost of trial period to be part of first annual subscription if ManageCasa test is accepted. The cost for the 3-month trial period that includes subject matter expertise (SME) is \$4K.

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

9. Next PIPOA Board meeting set for October 22nd

Recess to Executive Boad Session:	Jeff Rackley
7:00 CDT	

MOTION: 7:15 CDT	George Reed: Motion to Adjourn	
SECOND:	Bill Davenport	
VOTE:	AYE = Drew, John, Jeff, George, and Bill	NAY = 0
MOTION CARRIED		

Email MOTION: September 30,2024	George Reed: Motion that the POA proceed with the purchase of 200' of 24' length TruLine bulkhead material and installation, total expenditure not to exceed they \$592,709.70 allocated to the Bulkhead Repair budget.
SECOND:	Bill Davenport

VOTE:	AYE = Drew, John, Jeff, Natalia, George, and Bill	NAY = 0
MOTION CARRIED		