



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

January 23, 2024

MEETING MINUTES

1. CALL TO ORDER

- a) President Drew Diggins called the meeting to order at 5:30 PM.
- b) Board Members present: Drew Diggins, David Rossi, Ray Singleton, Bill Davenport, Jeff Rackley and Herb Bradley. Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATIONS

- a. **ACC** - Rick McGinley – report – slowing activity, geothermal pumps becoming a future issue.
- b. **Bulkheads** - Jerry Watkins – spent \$530,000 in last year, now spending approximately \$40,000/mo.- Nemo Ct. stabilized – discussed working on new techniques and materials for repairs – redoing a lot of previous repairs. Increase inventory of replacement parts.

4. MEMBERS COMMENTS – none

5. **PRESIDENT'S COMMENTS** – Whitecap NPI Diamond Beach wishes to leave the POA with consent of POA. In townhall POA endorsed withdrawal.

6. EXECUTIVE DIRECTOR'S REPORT

- a. CAM fees have gone out.
- b. Gypsy boat ramp repair is holding.
- c. Dead duck carcasses accumulating in canals.
- d. Liens filed and continue to process.
- e. ACH and CC payments are now on portal.
- f. Jackfish boat ramp repair – awaiting estimates.
- g. CC officially and immediately taking over median responsibilities for landscape and maintenance for Commodores, Sea Pines, and Whitecap
- h. Code of Conduct statements signed by all board member's, employees and 4 of 6 candidates for board.
- i. Cobo De Bara boat ramp – trespassers damaging property, loud parties – secure appointment with the Chief of Police to discuss. Steve and David to attend meeting.

7. CONSENT AGENDA – Secretary's report accepted unanimously.

- a) email votes:



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1/31/2024

MOTION:	Ray – motion to engage Island Hydrographics to conduct bathymetric survey in the German Bakery, Cruiser and Gypsy canals	
SECOND:	Herb	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

2/6/2024

MOTION:	Ray – motion to appoint Amber Hagopian to the ACC	
SECOND:	Herb	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

8. TREASURER'S REPORT – FINANCIAL REPORTS:

- a) \$750,000 improvement in budgeted
- b) collected \$40,000 in Dec. after reminder
- c) carrying Sea Pines on the books, suggest we remove and write off \$3600.
- d) reserve study – looking for a 3rd company to bid
- e) circulated budget for 2024, ask approval

MOTION:	Ray – motion to remove Sea Pines member's from books and write off \$3600 as uncollectable	
SECOND:	Steve	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

MOTION:	Ray – motion to accept the 2024 budget as submitted	
SECOND:	Bill	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		



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9. OLD BUSINESS

- a) DBH-NPI canal connection – Flour Bluff granted easement, DBH sending legal paperwork including Commodores Bridge project.
- b) Hawksnest bulkhead status, need to move faster in the future to address issues
- c) wording STR

MOTION:	David – motion to accept new wording for the STR amendment	
SECOND:	Ray	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

10. NEW BUSINESS

- a) Update of Maintenance Charge Collection Policy – to bring into compliance with new laws

MOTION:	Ray: motion to accept the new revised 2024 maintenance charge collection policy	
SECOND:	David	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- b) Date for annual meeting set and Election Buddy engaged

MOTION:	Steve – motion to add new STR wording to annual meeting ballot as an amendment to the covenants	
SECOND:	Herb	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- c) Discussed need for a multi-beam bathymetric study to establish a baseline of canal depths and contours.

11. EXECUTIVE SESSION: 6:52 pm to 8:28 pm



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MOTION:	David – motion to adjourn	
SECOND:	Steve	
VOTE:	AYE = Drew, David, Ray, Bill, Steve, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

12. AJOURN: 8:30