



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

OCTOBER 24, 2023

MEETING MINUTES

1. CALL TO ORDER

- a) President Drew Diggins called the meeting to order at 5:31 PM.
- b) Board Members present: Drew Diggins, David Rossi, Ray Singleton, Bill Davenport, John Plotnik, Jeff Rackley and Herb Bradley. Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) Rick McGinley, ACC Chairperson – discussed issues with solar panels, construction too close to bulkheads, security fences, building setbacks, retaining walls

4. MEMBER'S COMMENTS

- a) Tom requests help with getting wording for str's
- b) Roger – liaison for the Island with City, invite to mobility study

5. PRESIDENT'S COMMENTS

- a) Diamond Beach – discussed separation from the POA

6. EXECUTIVE DIRECTOR'S REPORT

- a) Next Board Meeting: December 12, 2023
- b) Compliance report
- c) upswing in construction, ACC activity (solar panels, security fences)
- d) bulkheads report – increase in cap repairs
- f) presentation Hawksnest repair
- h) discussed resale bulkhead inspection
- l) emergency erosion mitigation at Gypsy bridge
- l) mayor's meeting discussed

7. CONSENT AGENDA – Secretary's Report accepted unanimously

8. TREASURER'S REPORT – FINANCIAL REPORTS:

- a) Ray discussed external transfers for Hawksnest Bay project
- b) Trueline inventory line item on books – question of property tax
- c) 2022 Tax Return filed on time



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- d) search for firm re: reserve study
- e) beginning work on 2024 budget

MOTION:	Ray: Motion to accept July and August Financials	
SECOND:	David	
VOTE:	AYE =7 Drew, David, Ray, John, Bill, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS

- a) Status of Diamond Beach -NPI canal connection discussed
- b) flow study – engaged Anchorqa
- c) Status of Hawksnest bulkhead replacement discussed
- d) Status of Palmira stem wall legal action discussed
- e) Status of lien filings – discussed earlier by Gary

10. NEW BUSINESS

- a) STR wording – Gary discussed deed restriction and consequences

11. EXECUTIVE SESSION: 6:30pm to 7:35pm - No votes.

12. RETURN TO PUBLIC SESSION: 7:36pm

MOTION:	David: I move that we adjourn.	
SECOND:	Jefferey	
VOTE:	AYE = 7 Drew, David, Ray, John, Bill, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

13. Meeting adjourned at 7:37pm.