



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

December 12, 2023

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. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) Flow study presentation by Aaron Horine and Ryan Burke with Anchor QEA – LJA and their study and potential erosion scour of PIPOA canals, Whitecap and Gypsy bridges with daily, 5 yr., and 25 yr. events. Conclusion- bridges need to be armored.

4. MEMBER'S COMMENTS

- a) Leslie Tansey – wants water to flow, accuses board of personal motives
- b) Dan Davidson - questions the openness of the PIPOA and the need for the study

5. PRESENTATION ACC

- a) Rick McGinley – report
- b) Introduction of Jerry Watkins as project manager

6. PRESIDENT'S COMMENTS

- a) The Anchor QEA study was initiated only after it was determined that the city had not studied the effect of opening the canals on the Whitecap and Gypsy bridges

6. EXECUTIVE DIRECTOR'S REPORT

- a) Next Board Meeting: December 12, 2023
- b) Compliance and bulkhead reports will be posted
- c) Election companies – 3 companies

7. CONSENT AGENDA – Secretary's Report accepted unanimously



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8. TREASURER'S REPORT – FINANCIAL REPORTS:

- a) Ray discussed payments for Alchemist for Hawksnest Bay project
- b) Aggressive collecting CAM fees
- c) Filing of liens and payment plans
- d) defaults
- e) Reserve study
- f) Request board input on 2024 Budget

MOTION:	Herb: Motion to accept November Financials	
SECOND:	Jeff	
VOTE:	AYE = Drew, David, Ray, Bill, Jeff & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS

- a) Discussed meeting of Anchor QEA, LJA, and board members with Jeff Edmonds CC Chief of Engineering to review flow studies and status of Whitecap and Gypsy bridges. Status of Diamond Beach -NPI canal connection discussed.
- b) Thank you to Flour Bluff School Board
- c) LJA agreement for connection requirements discussed
- d) Status of Hawksnest Bay bulkhead replacement discussed
- d) STR wording subdivision elections – desire for common language

10. NEW BUSINESS

- a) Boat Ramp Parking Policy discussed

11. EXECUTIVE SESSION:

- a) Steve Brown nominated and elected to open board position

MOTION:	Herb: I nominate Steve Brown to fill the open board seat.	
SECOND:	Bill	
VOTE:	AYE = Drew, David, Ray, Bill, Jeffrey & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		



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12. AJOURN: 7:49

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