



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

December 13, 2022

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Ray Singleton, Frank Stover, and David Rossi. Absent: Tommy Kurtz, proxy given to Frank Stover

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) **ACC.** David Heitzman, Chair, there was no October meeting due to lack of quorum. At the December meeting PIPOA member Tom Cable shared comments. The ACC discussed licensing for the purpose of deck/dock extensions, Corp of Engineers regarding navigable waterways versus private canals and other matters. The issue of a licensing policy is on agenda for tonight's board meeting. It has been a record year for ACC with 444 applications, with 26% being for extensions.

4. MEMBERS COMMENTS:

- a. Taylor Floyd, owner of Decks and Docks asked that the Board consider establishing a policy and direction to the ACC regarding extensions.
- b. David Glassen, 14926 Tesoro – also requests that the ACC be provided policy guidance regarding extensions as his circumstance due to adjoining properties on both sides prevents him from effectively mooring his boat unless it is “walked in” to his moorage. A 10 foot extension of his dock would make it equal to the adjoining properties and allow him to parallel park his boat.

5. PRESIDENT'S REPORT. Marvin Jones.

- a. Inter-Office Review: the review of PIPOA processing of monies was positive, more to be heard when the Treasurer reports.
- b. Whitecap Development: we are doing well with the development folks – PIPOA President reported an accidental meeting with the project engineer – he would like to have a meeting with the PIPOA Board to discuss how the WhiteCap Development Project canals will tie into PIPOA existing canal system.



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- c. Other: PIPOA President is a member of the committee exploring the possibility of having a second bridge connect the island to Flour Bluff.
- d. Drew Diggins stated that he had asked the President four questions at the last board meeting and he, Drew, was still waiting on answers to those questions. Ray Singleton proposed: “Any conversation with the board attorney must be between the board attorney and two other board members”:

MOTION:	Ray Singleton: Any conversation with the board attorney must be between the board attorney, the President, and two other board members.	
SECOND:	Drew Diggins	
VOTE:	AYE = 0	NAY = 0
Further Discussion		

After further discussion the motion was amended to read:

MOTION:	Ray Singleton: I make a motion that any conversation with the board attorney must be between the board attorney, the President, and one other board member.	
SECOND:	Sandy Graves	
VOTE:	AYE = 4. Sandy Graves, Ray Singleton, Drew Diggins, and David Rossi.	NAY = 3. Marvin Jones, Frank Stover, and Tommy Kurtz. Abstain = 0
MOTION CARRIED		

6. EXECUTIVE DIRECTOR REPORT: Gary Klepperich. The Board will receive a report from the Executive Director on topics of importance since the previous meeting.

- a. Next Board meeting 1-31-23.
- b. Billish Playground Spring-Rider replacement.
- c. Compliance enforcement monthly update: 113 open violations, 56 cleared violations.
- d. Bulkhead repair activity report: Open WO’s:61 Closed WO’s: 127
- e. Office traffic/correspondence activity

7. CONSENT AGENDA: Frank Stover, Secretary. (Routine items)

- a. The meeting minutes for Regular Board Meeting Minutes on October 25, 2022 are included in the board book.
- b. Email Votes since last meeting: None



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8. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept all financial reports.)

Ray Singleton reports that currently approximately \$600k in YTD income will draw down to about \$450k at year end. Further, he reports that Jeff (Jeff Smith with GSM our accounting firm that prepares the monthly financial statements) was happy with the overall PIPOA process.

MOTION:	Frank Stover: I make a motion to accept the October 2022 Financial Report.	
SECOND:	Drew Diggins	
VOTE:	AYE = 7. Marvin Jones, Tommy Kurtz, Sandy Graves, Ray Singleton, Frank Stover, Drew Diggins, and David Rossi.	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

a. Boat Ramp Stickers:

- a. Committee Recommendations: Included in Board book for this meeting. Generally, boat ramp parking stickers will only be issued to recorded property owners and long-term lessors. Stickers must be affixed to the inside of the windshield of the trailer towing vehicle. Vehicles without stickers and trailers not attached to vehicles will be towed at owner's expense. If a owner trades in or sells their vehicle, they are to remove the sticker and turn it into the POA office for a replacement sticker for their new vehicle at no cost. Owners will be required to furnish information about their vehicle and insurance to enable the new sticker to be tied to their vehicle. The sticker policy is to be posted on the PIPOA website

MOTION:	Sandy Graves: I make a motion to adopt the recommendations of the Boat Ramp Parking Sticker Committee and make that recommendation the PIPOA policy.	
SECOND:	David Rossi	
VOTE:	AYE = 7. Drew Diggins, Marvin Jones, Frank Stover, Ray Singleton, Sandy Graves, Tommy Kurtz and David Rossi.	NAY = 0. Abstain = 0.
MOTION CARRIED		

- b. Boat Ramp Slab Epoxy Filling: Executive Director requested to obtain warranty, materials, and MDS information for further consideration of the issue by the board.



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CONVENIENCE BREAK: 8:09pm- 8:20pm

- c. Proposed 2023 PIPOA Budget: Proposed budget included in the board book for the meeting, it is the result of two budget workshop meetings.

MOTION:	Frank Stover: I motion to adopted the 2023 budget.	
SECOND:	Sandy Graves	
VOTE:	AYE = 0	NAY = 0
Further Discussion – motion withdrawn		
MOTION:	Drew Diggins: I motion that the 2022 budget be extended for 31 days into 2023.	
SECOND:	David Rossi	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and David.	NAY = 0
MOTION CARRIED		

- d. Proposed Collections Policy: The proposed collections policy drafted by PIPOA counsel is included in the board book. Discussion by board members regarding the necessity of a policy.

MOTION:	Sandy Graves: I motion the adoption of the Padre Isles Property Owners Association Maintenance Charge Collection Policy.	
SECOND:	David Rossi	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and David.	NAY = 0
MOTION CARRIED		

- e. Corpus Christi Storm Water Invoices for boat ramps: Executive Director reports that he has attempted to work with the City regarding this issue and the City billings, his efforts have been denied by the City. Currently, stormwater run-off fees charged to the PIPPOA are approximately \$2,000. Should this amount be recorded in the financial statements?

MOTION:	Drew Diggins: I motion to not pay the Corpus Christi Stormwater Run-Off Fees and that they be recorded in the PIPOA accounting records.	
SECOND:	Sandy Graves	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and David.	NAY = 0
MOTION CARRIED		



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10. NEW BUSINESS:

- a. Billish Park Irrigation Pump: Executive Director instructed to provide further information to the board regarding warranty for the proposed replacement.

- b. Deck/Dock Extensions: Member decks which are using PIPOA property. Discussion by the board for policy direction to be given to the ACC. A proposed motion was presented by Frank Stover and further discussion among board members resulted in the following motion:

MOTION:	Frank Stover: I make a motion that the use of PIPOA canal property for the purpose of a homeowner extension of decks/docks, if such extension is approved by the ACC, be assessed an annual license fee of \$1 per linear foot x the waterfront length of such extension (i.e., for a 10 foot extension on a 50 foot waterfront would be: \$1x10x50=\$500). The annual license fee to the homeowner would be included on their annual CAM fee statement. Existing structures previously approved, as of December 13, 2022, are exempted from this license fee until such time as property title transfers to other ownership. Thereafter, the property will be subject to the annual license fee assessment.	
SECOND:	Sandy Graves	
VOTE:	AYE = 5. Drew Diggins, Marvin Jones, Frank Stover, Tommy Kurtz and David Rossi.	NAY = 1. Ray Singleton. Abstain = 1. Sandy Graves
MOTION CARRIED		

- c. PIPOA 2023 Board meeting schedule: Executive Director seeks decision from the Board regarding the meeting date for the month of March 2023 since the Annual Meeting of the Members would fall on March 25 and the regular board meeting would be on the fourth Tuesday, March 28, 2023. Should the Board calendar schedule the meeting for March 21, 2023, the Tuesday before the annual meeting and election of directors, or, should it be scheduled on the fourth Tuesday, March 28, 2023?

MOTION:	Sandy Graves: I motion to schedule the March 2023 Board meeting on March 21, 2023.	
SECOND:	Drew Diggins	
VOTE:	AYE = 0	NAY = 0
Further Discussion – motion withdrawn		



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MOTION:	David Rossi: I motion to schedule the March 2023 Board meeting on March 28, 2023.	
SECOND:	Ray Singleton	
VOTE:	AYE = 6. Marvin Jones, Frank Stover, Tommy Kurtz, Ray Singleton, Drew Diggins, and David Rossi.	NAY = 1. Sandy Graves
MOTION CARRIED		

Marvin Jones provides further information regarding CAM fees and the timeline and board actions and attorney communications resulting in the AXYS matter and their amendment of their subdivisions CCR’s to remove the AXYS property payment of CAM fees but requiring service from the PIPOA, Greg Smith’s request that Marvin meet with AXYS, Diamond Beach’s determination to carve “Whiskey Acres” out of the proposed development, and further, that in 2018 or 2019 the then elected board voted that only the board President would communicate with attorneys.

CONVENIENCE BREAK: 9:45pm-9:55pm

11. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 9:55pm.

12. RECONVENE: 11:11pm

MOTION:	Frank Stover: I motion the rejection of the Morais lawsuit offer without a counter offer.	
SECOND:	Drew Diggins	
VOTE:	AYE = 7. Marvin Jones, Frank Stover, Tommy Kurtz, Sandy Graves, Ray Singleton, Drew Diggins, and David Rossi.	NAY = 0
MOTION CARRIED		
MOTION:	Frank Stover: I motion that PIPOA write off receivables for charges on the foreclosed properties on 13818 Suntan Ave and 14321 Dorsal St, in the amount of \$1,435.07 and \$14,505.48, respectively.	
SECOND:	David Rossi	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and David.	NAY = 0
MOTION CARRIED		



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Executive Director was requested to obtain current Nueces County plats for PIPOA subdivisions and to research digitizing existing historic plats located at the PIPOA offices. Further, based upon analysis and recommendation of PIPOA counsel, the Association was advised regarding elections: "I recommend that the number of lots be based on the identified lots shown on the most recent plat or replat of each subdivision." The Executive Director was instructed the PIPOA would follow the recommendation of counsel.

13. ADJOURN: 11:13pm

MOTION:	Ray Singleton: I motion that we adjourn (11:13pm).	
SECOND:	David Rossi	
VOTE:	AYE = 7. Marvin Jones, Sandy Graves, Ray Singleton, Drew Diggins, Tommy Kurtz, Frank Stover, and David Rossi.	NAY = 0
MOTION CARRIED		

14. NOTE: To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: Padreislespoa.net > meeting-minutes-agendas-budgeting-and-balance-sheets. Meetings are organized by date.