



PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, February 27, 2024

MEETING MINUTES

1. CALL TO ORDER - President Drew Diggins called the meeting to order at 5:30 PM. Board Members present: Drew Diggins, Ray Singleton, Jeffery Rackley, Bill Davenport, Steve Brown, and Herb Bradley, and Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present. David Rossi was absent; however, assigned his proxy to Herb Bradley.
2. RECEIVE CONFLICT OF INTEREST STATEMENT(S) - none
3. PRESENTATIONS:
 - a. ACC Presentation – Rick McGinley (ACC Chairperson)
 - i. Discussed tiebacks and ACC guideline, PIPOA easements.
 - b. Bulkhead Activity Report – Jerry Watkins (Bulkhead Project Mgr.)
 - i. Activity Report and discussion of tieback easement field and retaining walls and pools and new methods of repair.
 - ii. Retaining wall at Gypsy boat ramp.
 - c. Doug King, DBH status report on voting for exit from PIPOA
 - d. Scott Cholmondeley with Island Hydrographic – slide presentation of recent bathometric study of canals, baseline study and potential issues. Overview of results.
4. MEMBERS' COMMENTS (3 minutes, per member)
 - a. Juan Calves – concerns voting, amendment, and short-term rentals.
 - b. Marvin Jones – asked secretary to amend minutes to reflect that Steve Brown was appointed but not in executive session.
5. PRESIDENT'S COMMENTS:
 - a. Jeff Edmonds with CC Engineering Department invited to speak. Asked Drew to relay comments. City monitoring scour at bridges. Reviewing designs for armoring, soliciting bids.
6. EXECUTIVE DIRECTOR'S REPORT – The Board will receive a report on important topics from the previous meeting.
 - a. Next Board Meeting: March 23, 2024 (Immediately After Annual Meeting) ,
March 26, 2024 (Monthly Scheduled Board Meeting)
 - b. Executive Director's Report



- c. Compliance Enforcement Update
 - i. Current Open & Closed Violations Reports

7. CONSENT AGENDA: (Routine items; acceptable without further discussion)

- a. Secretary’s Report: January 2024 meeting.
 - i. Appointment of Amber Hagopian to the ACC

MOTION:	Ray: I make a motion to appoint Amber Hagopian to the ACC.	
SECOND:	Bill	
VOTE:	AYE = Drew, Ray, Bill, Steve, Jeff, Herb, and David (EMAIL VOTE)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

MOTION:	Ray: I make a motion to correct Dec. 2023 minutes to reflect Steve Brown appointment after Executive Session.	
SECOND:	Bill	
VOTE:	AYE = Drew, Ray, Bill, Steve, Jeff, Herb, and David (Herb as proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

8. TREASURER’S REPORT – FINANCIAL REPORTS:

- a. January 2024 Treasurer’s Report & January 2024 Financial Statements

MOTION:	Ray: I make a motion to accept Adamson & Co. as auditor for this coming month and for next year.	
SECOND:	Bill	
VOTE:	AYE = Drew, Ray, Bill, Steve, Jeff, Herb, and David (Herb as proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

MOTION:	Ray: I make a motion for the treasurer and secretary to proceed with foreclosure on up to 5 properties with liens that are the worst offenders with the stipulation that all legal papers will be approved and executed by the association’s president.	
SECOND:	Bill	
VOTE:	AYE = Drew, Ray, Bill, Steve, Jeff, Herb, and David (Herb as proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		



9. OLD BUSINESS (with possible motions):

- a. Status of Diamond Beach-NPI canal connection. - Water is flowing.
- b. Diamond Beach exit – short votes, hopefully will be wrapped up soon.
- c. Bathymetric survey will be posted on the website.

10. NEW BUSINESS (with possible motions):

- a. Employee Benefits Proposal – will be discussed in Executive Session
- b. City of Corpus Christi Capital Improvement Project on Windward Seawall. CC request transfer of ownership and maintenance fund to the city so can make improvements with coverage by FEMA Disaster Assistance Attorney reviewing.
- c. Box culverts at Encantada Bridge.

11. EXECUTIVE SESSION: 6:52pm to 9:00pm

- a. Legal Matters (if warranted)
- b. Personnel Matters (if warranted)
- c. Contract Matters (if warranted)
- d. Appeals:

12. RETURN TO PUBLIC SESSION: 9:01pm

MOTION:	Steve: Motion to adjourn.	
SECOND:	Jeff	
VOTE:	AYE = Drew, Ray, Bill, Steve, Jeff, Herb, and David (Herb as proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

13. ADJOURNED: 9:03pm