



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

22nd March, 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, Drew Diggins, Dan Brown, Ray Singleton, Sandy Graves, and Tommy Kurtz (by Zoom). Absent: Vicki McGinley (proxy given to Sandy Graves). Executive Director, Gary Klepperich, CMCA, AMS, PCAM, also present.
- c) Motion was made by Dan and seconded by Ray, to assign Gary as acting Secretary in Vicki's absence for the March 22nd Board meeting. Motion passed unanimously.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) David Heizman, ACC Chair, was unable to attend. Bill Hibbs filled in to report for this month.
- b) Last ACC meeting was held on the 9th of March, 2022. The next meeting scheduled will be April 6, 2022 at the POA office.

4. MEMBER COMMENTS:

- a) None.

5. PRESIDENT'S COMMENTS:

- a) Short-term rentals: No new updates
- b) 2022 Annual Meeting: Invited guests and speakers are Greg Smith, Brent Chesney, Todd Hunter, Police Captain, and the Mayor. Ray made the suggestion to extend invitations to the at large members of the City Council.

6. EXECUTIVE DIRECTOR'S REPORT: The Board will receive a report of important topics since the previous meeting.

- a) Next Board meeting: March 26, 2022 (Immediately after the Annual Meeting.
- b) Boat Ramp Resurfacing Update:
 - i. Fortuna Bay Ramp currently scheduled to begin Monday, March 28th. Approximate time to completion is about three weeks (weather permitting).
 - ii. Caravel Ramp, due to complications with obtaining the required City permit, may be held for after Memorial Day weekend.
- c) Compliance Enforcement Update:



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- i. Current open violations & closed violations report (enclosed)
 - 1. 2/15/22 to 3/15/22 76 non-compliances were closed, 103 non-compliances open for follow up.
- d) Bulkheads:
 - i. Work Order / Repair Report (enclosed)
 - 1. Between 1/15/22 & 2/15/22 twenty-one work orders were closed. Fifty-four active work orders are open.

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

- a) Secretary’s Report: February 22, 2022, Board meeting minutes
 - i. Approved with amendments
- b) Board Votes via Email:
 - i. None.

8. TREASURER’S REPORT – FINANCIAL REPORTS:

MOTION:	Dan: I make a motion to accept the February 2022 Treasurer’s Report.	
SECOND:	Drew	
VOTE:	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS (With possible Motions):

- a) None

10. NEW BUSINESS (With possible motions):

- a) Landscape Maintenance Bids
 - i. Billish Park
 - 1. Brightview
 - 2. Padre Landscape
 - 3. Maldonado Landscape
 - ii. POA Common Area
 - 1. Brightview
 - 2. Padre Landscape
 - 3. Maldonado Landscape
 - iii. Easements, Medians, & Canals
 - 1. Brightview
 - 2. Padre Landscape
 - 3. Maldonado Landscape



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MOTION:	Dan: I make a motion to award Brightview the contracts.	
SECOND:	Sandy	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Dan, Drew, and Vicki.	NAY = 1. Ray ABSTAIN = 0
MOTION CARRIED		

- b) Boat Ramp Dock Installation Bids: **TABLED**
 - i. Caravel
 - ii. Encantada
 - iii. Cobo De Bara
- c) 2022-2023 Insurance Renewal Quotes: **TABLED**
- d) Canal Clean-Up
 - i. Discussion regarding donating a dumpster for the volunteer effort to clean canals near the Yacht Club. Cost would be the equivalent of one dumpster change for the POA's dumpster.

Break from open session: 6:50 PM

11. EXECUTIVE SESSION: 6:55 PM to 7:28 PM

- a) Legal Matters
- b) Personnel Matters
- c) Contract Matters

12. RETURN TO PUBLIC SESSION: 7:28 PM

13. ADJOURNMENT:

MOTION:	Ray: I make a motion to adjourn.	
SECOND:	Drew	
VOTE:	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

Meeting adjourned at 7:29 PM