



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

28th March, 2023

MEETING MINUTES

1. CALL TO ORDER

- a) President Drew Diggins called the meeting to order at 5:33 PM.
- b) Board Members present: Drew Diggins, David Rossi, Ray Singleton, Frank Stover, Jeffery Rackley, and Bill Davenport. Board Members Absent: Tommy Kurtz (proxy given to Frank Stover) Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) David Heitzman, ACC Chair.
- b) Last ACC meeting was held on the 7th of February, 2023. The next meeting scheduled will be April 3, 2023 at the POA office.
- c) Topic of mooring line / building line extension policy was expressed.

4. MEMBER COMMENTS:

- a) There were no Member comments. There were five Members present in the audience.

5. PRESIDENT'S COMMENTS:

- a) There were no specific comments from the President.

6. EXECUTIVE DIRECTOR'S REPORT:

- a) Next Board meeting: April 25, 2023.
- b) Executive Director's Report (enclosed on tab 3 of Board book)
- c) Boat Ramp Parking Sticker Permit Sticker Policy Sticker transition ending March 31st. Just over 600 permits sold.
- d) Boat Ramp Resurfacing Update:
 - i. The Cobo De Bara boat ramp is scheduled to begin resurfacing demolition and concrete work beginning the week of March 28th.
- e) Compliance Enforcement Update:
 - i. Current open violations & closed violations report (enclosed on tab 12 of Board book)
 1. 2/1/23 to 2/28/23: 18 non-compliances were closed; 77 non-compliances open for follow-up.



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- f) Bulkheads:
 - i. Work Order / Repair Report (enclosed on tab 11 of Board book)
 - 1. Between 2/1/23 & 2/28/23: 15 work orders were closed. 33 active work orders are open. 2023 Y-T-D completed work orders came to 29, with a Y-T-D budgetary expenditure of \$72,565.00.

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

- a) Secretary's Report: February 28, 2023, Board meeting minutes
 - i. Board votes via Email: December through February

The Board meeting minutes of February 28, 2023, including the consent agenda items, were approved unanimously by all Board Members present, and by Frank Stover's exercise of Tommy Kurtz's proxy vote.

8. TREASURER'S REPORT – FINANCIAL REPORTS:

MOTION:	David: I make a motion to accept the February 2023 Treasurer's Report.	
SECOND:	Bill	
VOTE:	AYE = 7. Ray, Drew, David, Frank, Bill, Jeffery, & Tommy (by proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS:

- a) Boat ramp epoxy slab crack fill: Tim will make a sample crack fill on the Cobo De Bara ramp as a test, while he is conducting the ramp resurfacing project.
- b) TorcSill 2023 Pricing Schedule: Discussion regarding the pricing schedule ensued regarding the shift from a per project-based pricing to a more labor based pricing schedule, which placed a heavier operational and financial burden on the POA, contractually, then TorcSill. It was expressed that TorcSill was unwilling to take responsibility for down time, due to their internal issues, financially and that due to the limited resources of the POA, it would be impossible to monitor TorcSill as to how long each individual project takes to complete, without a bulkhead project manager. The Board resolved to table Torcsill's pricing renewal for 2023 pending exploring the potential of hiring a bulkhead project manager, either by contract or by hiring a POA employee and to have an engineer consult on the emergency bulkhead repair issue currently pending.

10. NEW BUSINESS (With possible motions):

- 1. Discussion was initiated by David regarding the softening of the boat ramp parking permit policy regarding family members living



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full-time in the homes. It was suggested that non-owning family members, who resided in the homes full-time, should be eligible to purchase permit stickers, as long as they could prove, with their drivers license, that they were full-time residents. The Board unanimously agreed to make that change to the language and amend the policy to reflect that full-time, non-owner residents are eligible to purchase permit stickers as long as their driver license reflects their residency.

2. The 2023/2024 insurance renewal quote was presented to the Board from Higginbotham, the POA's insurance brokerage. The total insurance renewal premium package, which includes: Property, Windstorm, Flood, Liability, Worker's Comp, D&O, and Umbrella coverage, was quoted at \$112, 392.00, a 2.5% increase from the 2022/2023 premium year of \$109,647.00.

MOTION:	Frank: I motion that we accept the premium estimate for renewal.	
SECOND:	Jefferey	
VOTE:	AYE = 7. Drew, David, Ray, Frank, Bill, Jefferey, Tommy (by proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

Break from open session: 6:46 PM

11. EXECUTIVE SESSION: 6:56 PM to 7:40 PM

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

12. RETURN TO PUBLIC SESSION: 7:44 PM

- a) Frank Stover resigned as Board Treasurer and from the Board of Directors, effective immediately.

13. ADJOURNMENT:

MOTION:	David: I make a motion to adjourn.	
SECOND:	Ray	
VOTE:	AYE = 6. Drew, Ray, David, Bill, Jeffery, & Tommy (by proxy)	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

Meeting adjourned at 7:46 PM