



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

26th April, 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, Jeffery Rackley, and Bill Davenport. Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) Brian Stone & Jeffery Anderson of Anderson, Lehrman, Barre, Maraist, LLP introduced themselves.
- b) David Heitzman, ACC Chair and Bill Hibbs, ACC Member.
 - i. The last ACC meeting was held on the 3rd of April 2023. The next meeting scheduled will be May 1, 2023, at the POA office.
 - ii. Topic of mooring line / building line extension policy was expressed. The ACC requests that Brian Stone review Greg Cagle's legal opinion.

4. MEMBER COMMENTS:

- a) Member comments consisted of City of Corpus Christi infrastructure, especially concern regarding the bridges and regarding the dock extension policy.

5. PRESIDENT'S COMMENTS:

- a) Cagle will continue working with the POA on certain issues, such as AXYS and Diamond Beach; however, the POA has also engaged Anderson, Lehrman, Barre, Maraist, LLP.
- b) POA Staff conducted an initial trial parking space striping on the Gypsy boat ramp. Initial user response seems to be well received.
- c) POA Staff is working on the Parking Permit Policy awareness, especially where 2nd owners are concerned with the use of parking violation warning stickers being issued as a final warning instead of an immediate tow to give everyone the chance to get the current permits. Vehicles with no POA stickers at all will still be towed.

6. EXECUTIVE DIRECTOR'S REPORT:

- a) Next Board meeting: May 23, 2023
 - i. Will be held at the Padre Island Baptist Church for the last time.



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- b) Executive Director’s Report (enclosed on tab 3 of Board book)
- c) Compliance Enforcement Update:
 - i. Current open violations & closed violations report (enclosed on tab 12 of Board book)
 - 1. 3/1/23 to 3/31/23: 7 non-compliances were closed; 53 non-compliances open for follow-up.
- d) Bulkheads:
 - i. Work Order / Repair Report (enclosed on tab 11 of Board book)
 - 1. Between 3/1/23 & 3/31/23: 19 work orders were closed, 2 of which were cancellations due to no work being needed. 50 active work orders are open. 2023 Y-T-D completed work orders came to 48, with a Y-T-D budgetary expenditure of \$99,600.00.

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

- a) Secretary’s Report: March 28, 2023, Board meeting minutes
 - i. Board votes via Email: Email vote to rescind the licensing of submerged PIPOA lands for dock extensions.

The Board meeting minutes of March 28, 2023, including the consent agenda items, were approved unanimously by all Board Members present.

8. TREASURER’S REPORT – FINANCIAL REPORTS:

- a) 2022 audit is on schedule for completion in May, although it should be noted that the former auditing company has been uncooperative in forwarding any historical information to the new auditing company.

MOTION:	David: I make a motion to accept the March 2023 Treasurer’s Report.	
SECOND:	Bill	
VOTE:	AYE = 5. Ray, Drew, David, Bill, Jeffery.	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. The concrete is scheduled to be poured on April 27th.
- b) The credit card system offered by BancCard Transaction Co. has two options:
 - i. POA pays fees at the interchange rate plus .25% plus ten cents per transaction, one free terminal / one additional terminal at \$199, and \$27.50 monthly for online portal.



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- ii. Customer pays fees at 3.5% flat rate, one free terminal / one additional terminal at \$199, and \$14.95 monthly for online portal (\$2K monthly minimum transactions without penalty).

The Board resolved to table the resolution pending the question of what the exact penalty is for failing to maintain a minimum \$2k monthly transaction level per month. The Board will revisit this at the May 23rd, 2023 meeting.

10. NEW BUSINESS (With possible motions):

- a) Precision Project Management & Business Consulting, LLC was presented to the Board as the first of what is hoped to be several more options is looking for a presentable option for the POA to engage a bulkhead project manager to adequately inspect and monitor bulkhead repair and maintenance efforts. The Executive Director and Board President have been actively looking for bulkhead engineering and/or bulkhead contractors with the qualifications to provide such services. Unfortunately, since Corpus Christi does not have a large pool of such companies, it has been difficult to locate companies that are either qualified or are willing to work with the POA. The search will continue.
- b) E-Recording Services (CSC) was presented to the Board as an option for effectively electronically filing liens on seriously delinquent owner account properties.

MOTION:	David: I motion that we approve the use of CSC for electronic lien filing.	
SECOND:	Bill	
VOTE:	AYE = 5. Drew, David, Ray, Bill, Jefferey.	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- c) Balcones Field Services was introduced to the Board (proposal for permitting support for Permit SWG-1996-02901) for their introductory review. This item will continue to be reviewed and will be discussed further at the May 23, 2023 Board meeting.
- d) The boat ramp towing policy was further touched upon as reiterating that the POA’s position is not to shy away from towing unauthorized vehicles from the boat ramps, but to give the POA Members every opportunity to obtain the current 2023 permit sticker to avoid unnecessary tows from occurring. The POA Staff will be using a final warning sticker to prompt owners with lapsed trailer/islander stickers a final warning to purchase the current permit sticker before being towed.
- e) Bill introduced the concept of placing eleven, or so, ‘No Wake’ buoys in the POA canal system. The Board unanimously resolved to place it on the agenda for the



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May 23rd meeting.

- f) Two open Board positions for appointment. Five candidates: Steve Brown, Gary Robertson, Herb Bradley, Ralph Ricardo, & John Plotnik. Each candidate was given an opportunity to speak briefly to introduce themselves. Ballots were distributed to each Board Member, then tallied by the Executive Director. The Two Candidates that were selected were: Herb Bradley and John Plotnik.
- g) The Board publicly reaffirmed the email vote regarding the rescinding of the licensing of the submerged PIPOA lands for dock extension, as it was a far too important issue with far reaching implications, that it requires more research and deliberation. “I make a motion to rescind the vote and approval of the December 13th motion made by Frank Stover concerning the licensing of the submerged PIPOA lands for dock extensions”. The Board unanimously resolved to reaffirm the validity of this motion and vote.

Break from open session: 7:30 PM

11. EXECUTIVE SESSION: 7:44 PM to 8:14 PM

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

12. RETURN TO PUBLIC SESSION: 7:16 PM

MOTION:	David: I make a motion to appoint Ray Singleton as Treasurer	
SECOND:	Bill	
VOTE:	AYE = 7. Drew, Ray, David, Bill, Jeffery, Herb, & John	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

MOTION:	David: I make a motion to appoint Herb Bradley as Secretary	
SECOND:	Bill	
VOTE:	AYE = 7. Drew, Ray, David, Bill, Jeffery, Herb, & John	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- 13. The Board unanimously resolved to appoint a committee, consisting of Ray Singleton, John Plotnik, and Bill Davenport, to update the Board Policy Manual, as well as several of the stand-alone policies such as the Code of Conduct and Whistleblower Policies.



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14. 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



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EMAIL VOTES ADDENDUM TO REGULAR MONTHLY BOARD OF DIRECTORS MEETING 26th April, 2023 MEETING MINUTES

1. May 1, 2023

The Board of Directors (Board) of the Padre Island Property Owner's Association (PIPOA or Association) hereby approves the following actions, and delegates such authority as necessary to the Association's President to undertake the following:

1. To remove any one, several, or all of the members of the ACC in his sole discretion.
2. To deny any or all pending ACC applications AND any applications approved at the May 1st meeting, in his sole discretion. However, such applications may be re-submitted (without an ACC filing fee) once the Board has established updated ACC guidelines AND, if ACC removals or resignations occur, once the ACC vacancies have been filled.
3. If ACC members are removed or resign, immediately initiate a search to fill such vacancies. However, selection of new ACC members will remain the purview of the Board.
4. Appoint one Board member as the ongoing designated ACC-Board Liaison.

All such authority delegated by this motion shall expire at the beginning of the next monthly Board meeting.

MOTION:	Ray: state of emergency, moves to allow Board President to remove members of ACC	
SECOND:	Bill	
VOTE:	Unanimous	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

2. May 8, 2023

The Board of Directors of the PIPOA hereby appoints STEVE BROWN and RICK MCGINLEY to the Architectural Control Committee effective immediately.

Furthermore, the terms and expiration dates of the ACC members will be determined by the Board once all the vacancies on the Committee have been filled.



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MOTION:	Ray: immediately appoint Steve Brown and Rick McGinley to the ACC	
SECOND:	David	
VOTE:	Unanimous	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

3. May 8, 2023

I make a motion to engage JGP to represent us and file an assessed value tax protest.

MOTION:	Ray: motion to engage JGP to represent POA in tax filing	
SECOND:	Bill	
VOTE:	Unanimous	NAY = 0 ABSTAIN = 0
MOTION CARRIED		