



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

MAY 23, 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, Bill Davenport, John Plotnik, and Herb Bradley. Executive Director, Gary Klepperich, CMCA, AMS, PCAM, was present.

#### 2. CONFLICT OF INTEREST

- a) None.

#### 3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS:

- a) Rick McGinley, ACC.
  - i. The ACC is functioning. Report on Approval/disapproval of applications.
  - ii. Has interviewed Mark Dragoo as member of committee. Found qualified.
  - iii. Rick expressed application to Jordan Ledford for help in the transition.

<b>MOTION:</b>	Bill: I make a motion to appoint Rick McGinley as ACC Chair.	
<b>SECOND:</b>	Jeff	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Bill: I make a motion to appoint Mark Dragoo to the ACC Committee	
<b>SECOND:</b>	Ray	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

#### 4. MEMBER COMMENTS:

- a) None.

#### 5. PRESIDENT'S COMMENTS:

- a) Bulkhead Contractors – still awaiting proposals. Hawk nest Bay bulkhead stabilized. Bulkheads a priority.
- b) Dave and Drew met with Mr. Dyson of DBH. Discussed mitigating blown sand with grass and watering. Unable to connect with Jennifer concerning cutting



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

into POA bulkhead.

- c) Striping completed on Caravel boat ramp and planned for Fortuna Bay.

## 6. EXECUTIVE DIRECTOR’S REPORT:

- a) Next Board meeting: June 27, 2023 at the Wyndham Hotel
- 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. 4/1/23 to 4/30/23: 29 non-compliances were closed; 66 non-compliances open for follow-up.
- d) Bulkheads:
  - i. Work Order / Repair Report (enclosed on tab 11 of Board book)
    - 1. Between 4/1/23 & 4/30/23: 4 work orders were closed. 55 active work orders are open. 2023 Y-T-D completed work orders came to 52, with a Y-T-D budgetary expenditure of \$141,225.00.

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

- a) Secretary’s Report: April 26, 2023, Board meeting minutes
  - i. Board votes via Email: remove ACC Chair, appointment of new ACC members, retain JPG to file tax protest.

The Board meeting minutes of April 26, 2023, including the consent agenda items, were approved unanimously by all Board Members present.

## 8. TREASURER’S REPORT – FINANCIAL REPORTS:

- a) 2022 audit is not on schedule for completion. The former auditing company has been uncooperative in forwarding any historical information to the new auditing company. Ray is following up. Hopes to have it at the next meeting.

<b>MOTION:</b>	David: I make a motion to accept the April 2023 Treasurer’s Report	
<b>SECOND:</b>	Jeff	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS:

- a) Christine Magers representing Balcones Field Services made a follow-up presentation on their proposal to renew dredging permits through the Army Corps of Engineers. (Proposal for permitting support for Permit SWG-1996-02901) No action pending further review. (Tabled)



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

- 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.
  - 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). Gary to gather more information from American Bank. No action pending further review. The Board will revisit this at the June 2023 meeting. (Tabled)

## 10. NEW BUSINESS (With possible motions):

- a) Bill talking with Coast Guard about 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 June 27, 2023 meeting. (Tabled)
- b) Proposal from Jennifer Thomas for Bulkhead Coordinator. List of services and pricing. Discussion. No action taken pending further review.

**Break from Open Session: 6:40 pm**

## 11. EXECUTIVE SESSION: 6:41 pm to 7:32 pm

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

## 12. RETURN TO PUBLIC SESSION: 7:33 pm

- a) The Board discussed and voted re-imbusement (\$ 2050) to a homeowner for fence installed during program (since discontinued) that fell through the cracks.

<b>MOTION:</b>	David: I make a motion to re-imburse homeowners for fencing completed when the vinyl fence program was in place.	
<b>SECOND:</b>	Bill	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 13. ADJOURNMENT

<b>MOTION:</b>	Ray: I make a motion to adjourn.	
<b>SECOND:</b>	Jeff	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey,	NAY = 0



## PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

	John, Bill, & Herb	ABSTAIN = 0
<b>MOTION CARRIED</b>		

Meeting adjourned at 7:34 pm.