



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

June 27, 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 Chairperson
 - i. Discussed storm drainage plans for new construction and water lots.
Need for STEM walls.
- b) Bob Corbett, ISAC Representative
 - i. Plans for Commodore Park, pickle ball.
- c) Ken Tiller, Garden Chairperson
 - i. Overgrown gardens, dumping request Adopt a Park Agreement from the city.

4. MEMBERS COMMENTS

- a) Faye Grubbs -(Chad Peters, soccer coach)
 - i. Request 2 soccer goals for Gypsy Park
- b) Sandy Graves
 - i. Questions regarding the POA expenditure for 'No Wake' safety buoys for the canals.
- c) Dr. and Ms. Sawyer
 - i. Requesting action and timeline on bulkhead repairs

5. PRESIDENT'S COMMENTS

- a) bulkheads – 50 yrs. into 40 yr. life expectancy bulkheads, still looking for more qualified contractors to repair.

6. EXECUTIVE DIRECTOR'S REPORT:

- a) Next Board meeting: July 25, 2023, at the Wyndham Hotel
- b) Compliance Enforcement Update
- c) Bulkhead Repair Activity Report



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7. CONSENT AGENDA

- d) Secretary's Report: May 23, 2023, Board meeting minutes
 - i. Board votes via email: none

The Board meeting minutes of May 23, 2023, including the consent agenda items, were approved unanimously by all Board members present.

8. TREASURER'S REPORT – FINANCIAL REPORTS

- a) Draft Audit for 2022 received today- discussion tabled until next meeting

Motion:	Ray: I make a motion to accept the May 2023 Treasurer's report	
SECOND:	David	
VOTE:	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

9. OLD BUSINESS

- a) Credit Card System/ Online Payment Portal – discussion

MOTION:	Dave: I move that choose option 2 with BancCard Transaction Company	
SECOND:	John	
VOTE:	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- b) Status of Liens and Collections- discussion, need for more info, will call a special 1 topic special meeting within 30 days

- c) Whistleblower code of conduct policy - discussion, accepted without Exhibit A

MOTION:	Ray: I make a motion to accept the Whistleblower Code of Conduct Policy without Exhibit A	
SECOND:	Dave	
VOTE:	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- d) No Wake Buoys for canals – discussion,



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MOTION:	Bill: I make a motion that the POA purchase 12 Safety No Wake Buoys and accessories for placement in the canals (\$5200 option)	
SECOND:	Ray	
VOTE:	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

- e) Bulkhead contractors- 7 contractors, new technology, video presentation for TrueLines. Product might make repair or replacement easier and last for 75 yrs.
- f) Board workshop - tabled

10. NEW BUSINESS

- a) Board Organization/Duties – Organization Charts – discussion, each Board member accepted their assigned role
- b) & C) ACC Guidelines -Project Approvals – Stem Walls – Drainage- discussion with ACC Chair Rick McGinley reiterating previous report. Update applications and approval process.

11. EXECUTIVE SESSION:

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

12. RETURN TO PUBLIC SESSION

MOTION:	Ray: I make a motion to forgive the finance charges for an individual active-duty service person who paid their CAM fees late due to extenuating circumstances	
SECOND:	Bill	
VOTE:	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
MOTION CARRIED		

13. ADJOURN 9:40 pm