



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

14th July, 2022

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:43 PM.
- b) Board members present: Marvin Jones, Ray Singleton, Sandy Graves, and Vicki McGinley. Board Members attendance by phone: Frank Stover. Absent: Drew Diggins (proxy given to Ray Singleton) and Tommy Kurtz (proxy given to Sandy Graves). Executive Director, Gary Klepperich, CMCA, AMS, PCAM, also 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 11th of July, 2022. The next meeting scheduled will be August 10, 2022 at the POA office.

4. MEMBER COMMENTS:

- a) None. There were four POA Members Present.

5. PRESIDENT'S COMMENTS:

- a) Short-term rentals: Board attended City Council meeting on June 24th. RS-6 zoned homes in Corpus Christi, on mainland, were opened to short-term rental; however, N. Padre Island was specifically excluded, so short-term renting of RS-6 single-family homes, on the west side of PR22 remains prohibited.
- b) The Caravel ramp was resurfaced, making it the 4th boat ramp to be resurfaced in concrete. The Cobo De Bara ramp will be the next ramp to be done.
- c) No substantial update regarding the Whitecap Development at this time. The developers of the Whitecap Development do not readily share information with the POA.

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

- a) Next Board meeting: August 23, 2022.
- b) Boat Ramp Resurfacing Update:
 - i. Caravel Ramp was completed on July 3rd. The Cobo De Bara ramp is currently in the bidding phase. The Cobo De Bara ramp received its new courtesy dock. Caravel ramp courtesy dock is currently being installed.
- c) The Sea Pines entrance monument received a fresh coat of paint to restore its



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appearance.

d) Compliance Enforcement Update:

i. Current open violations & closed violations report (enclosed)

1. 5/16/22 to 6/30/22 35 non-compliances were closed, 87 non-compliances open for follow up.

e) Bulkheads:

i. Work Order / Repair Report (enclosed)

1. Between 5/16/22 & 6/30/22 twenty-one work orders were closed. Fifty-five active work orders are open.

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

a) Secretary’s Report: May 24, 2022, Board meeting minutes

i. Approved with corrections

b) Board Votes via Email:

i. Approval of the Billish Park irrigation repair estimate.

8. TREASURER’S REPORT – FINANCIAL REPORTS:

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

9. OLD BUSINESS:

- a) Discussion regarding rogue dock builders & dumping on POA common areas. Gary expressed that it was very important for the POA Compliance Team to be inspecting from the canals in order to better monitor the activities in the canals because they are not visible from the street.

MOTION:	Vicki: I make a motion that we explore the costs to contract for the use of a boat for canal inspections.	
SECOND:	Sandy	
VOTE:	AYE = 5. Marvin, Tommy, Sandy, Frank, and Vicki.	NAY = 2. Ray and Drew ABSTAIN = 0
MOTION CARRIED		

10. NEW BUSINESS (With possible motions):

1. Private watercraft fueling operations at the POA’s boat ramps and canal ends was discussed. The Corpus Christi Fire Marshal requires any fueling tanks used must be inspected, tested, and



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- certified and that any company fueling boats must have the required fire safety and spill mitigation equipment.
2. Proper permitting stickers for use of the boat ramps was discussed. The boat ramps have become overcrowded with short-term rental guests who are being told by the STR owners that they may use the ramps; however, those STR owners have not purchased the required permit stickers. Update boat ramp signage is being made and priced.
 3. City Code Compliance sent an erroneous zoning violation to the POA for the Encantada ramp and the use by TorqSill. The violation was prompted by some Homeowner calls complaining that they didn't want the activity there. As the lot is commercially zoned, the violation is mute and has been reversed.
 4. 'No Wake' signs for Owner distribution has been requested. Gary is checking with Sea Tow regarding any sign programs they may have, otherwise, the signs retail for an average of \$56.00 per sign.
 5. Kiddie mulch for the Billish Park playground was discussed. The estimate from BrightView was reviewed; however, material cost could be obtained less expensively by direct from ExerPlay, out of Dallas. Tabled pending further pricing for material purchase and separate spreading labor cost.

Break from open session: 6:45 PM

11. EXECUTIVE SESSION: 6:55 PM to 8:22 PM

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

12. RETURN TO PUBLIC SESSION: 8:23 PM

13. ADJOURNMENT:

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

Meeting adjourned at 8:24 PM