



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

July 25, 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 (via Zoom), 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) Jeff Lehrman ALBM Law Firm representing PIPOA Board – discussed dialogue between board, Diamond Beach and IBC concerning connection of canals.
- b) Rick McGinley, ACC Chairperson
  - i. Approvals are high
  - ii. Discussed security fences being built beyond ignoring the build line.

#### 4. MEMBERS COMMENTS

- a) Ted Mandel - suggest a Q & A be put on by the board
- b) Marvin Jones - handouts
- c) Steve McCann – environmental engineer, suggest an access agreement between developers and POA
- d) May Mendoza – buying the German bakery request board hold Q & A concerning connection
- e) Patti Biló – request Q & A concerning connection
- f) Sandy Graves – gave an opinion second guessing the secretary's use of the words "second guessing" while giving her opinion concerning the purchase of buoys. (By unanimous vote the wording was changed.) She asks that we go forward with the canal connection. Questions \$10,000 handwritten check.
- g) Frank Stover – request copy of letter sent by lawyer to Diamond Beach.
- h) Patty Adame – wants Adopt -a- Bulkhead program
- i) Jeff Steinberg - questions about plan for reserve and bulkhead repair
- j) David Heitzman - has talked with Diamond Beach. Questions why board does not have engineering report.
- k) Dr. Greg Sawyer – has rotated bulkhead. Request vote to repair



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## 5. PRESIDENT'S COMMENTS

- a) video presentation explaining and showing the concerns of the board

## 6. EXECUTIVE DIRECTOR'S REPORT:

- a) Next Board meeting: September 26, 2023 at the Wyndham Hotel
- b) Compliance Enforcement Update
- c) Bulkhead Repair Activity Report

## 7. CONSENT AGENDA

- a) Secretary's Report: June 2023 Board meeting minutes
- b) Board votes via email: none

The Board meeting minutes of June 2023, with wording changes reflecting Sandy Graves concerns and including the consent agenda items, were approved. unanimously by all Board members present.

## 8. TREASURER'S REPORT – FINANCIAL REPORTS;

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

<b>Motion:</b>	David: I make a motion to table the Treasurer's report until the next meeting.	
<b>SECOND:</b>	Herb	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS

- a) Organizational chart tabled until Ray is available
- b) Gary – parts for buoys are trickling in, Bill to put together
- c) Contract for repair of bulkheads

<b>MOTION:</b>	Bill: I make a motion that we accept the bid from Alchemist Group LLC to repair Dr. Sawyer's bulkhead.	
<b>SECOND:</b>	John	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		



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## 10. NEW BUSINESS

- a) Gary suggested that inspection on bulkheads be done at the time of the resale certificate request. ACC secondary inspection when cement is poured.

## 11. EXECUTIVE SESSION:

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

## 12. RETURN TO PUBLIC SESSION

<b>MOTION:</b>	Jeff: I move that we adjourn.	
<b>SECOND:</b>	John	
<b>VOTE:</b>	AYE = 7 Drew, David, Ray, Jefferey, John, Bill, & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 13. ADJOURN 8:20 pm