



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

September 26, 2023

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Drew Diggins called the meeting to order at 5:31 PM.
- b) Board Members present: Drew Diggins, David Rossi, Ray Singleton, Bill Davenport, John Plotnik, Jeff Rackley 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 – out of town
  - i. Recommends approval of Natasha Muse to the ACC Board

<b>Motion:</b>	Ray: I make a motion to approve Natasha Muse for the ACC	
<b>SECOND:</b>	Bill	
<b>VOTE:</b>	AYE = 7 Drew, Ray, John, Bill, Ray, Jefferey & Herb	NAY = 0 ABSTAIN =1 David
<b>MOTION CARRIED</b>		

#### 4. MEMBER'S COMMENTS – N/A

#### 5. PRESIDENT'S COMMENTS – N/A

#### 6. EXECUTIVE DIRECTOR'S REPORT

- a) Next Board Meeting: October 24, 2023
- b) Bulkheads
- c) erosion at Gypsy bridge and boat ramp – met with Urettek
- d) corrections to time sheets – compliance with audit
- f) no fueling signs posted at all boat ramps
- h) lien filings letters went out
- l) working with city – storm drainage, maintenance issues, str's. law Enforcement, vandalism, trespassing, parking
- l) compliance report

#### 7. CONSENT AGENDA – Secretary's Report accepted unanimously



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

- a) Ray discussed July and August Financial Statements
- b) large transfers for bulkhead repairs and operating expenses
- c) 2022 Tax Return is being reviewed by auditor
- d) search for firm re: reserve study
- e) beginning work on 2024 budget

<b>MOTION:</b>	Ray: Motion to accept July and August Financials	
<b>SECOND:</b>	Bill	
<b>VOTE:</b>	AYE =7 Drew, David, Ray, John, Bill, Jeff & Herb	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS

- a) Status of Diamond Beach -NPI canal connection discussed
- b) Status of Hawksnest Bay bulkhead replacement discussed
- c) Status of Palmira stem wall legal action discussed
- d) Status of lien filings – discussed earlier by Gary

## 10. NEW BUSINESS

- a) TOPs One Proposal – Gary discussed the upgrade from TOPs Pro to TOPs One. The proposed service agreement for the upgrade was \$4,770.50 per month, which would equal \$57,246.00 per year. Gary stated that he could not justify that cost and recommended against the upgrade, stating that the POA could effectively continue to utilize the current TOPs Pro program for some time.
- b) Gypsy boat ramp erosion repair proposal – poly urethane plug under the Southeast corner of the parking lot.

<b>MOTION:</b>	David: I move that we accept Uretek proposal for \$1,950.00 to repair Gypsy boat ramp	
<b>SECOND:</b>	Bill	
<b>VOTE:</b>	AYE = 5 Drew, David, John, Bill, & Herb	NAY = 2 Ray, Jefferey ABSTAIN = 0
<b>MOTION CARRIED</b>		

- b) Median tree trimming proposal for Sea Pines Blvd., Whitecap Blvd., & Commodores Blvd. – tabled.



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

11. EXECUTIVE SESSION: 6:30 pm to 7:24 pm

12. RETURN TO PUBLIC SESSION: 7:25 pm

13. AJOURNMENT:

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

Meeting a adjourned at 7:26 pm.