

PADRE ISLES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 28, 2010  
POA OFFICE

BOARD MEMBERS PRESENT: Jeff Carlson, Cheri Sperling, Bill Bodrug, Brent Moore, Dave Kurz, Jack Sharlow, Nancy Tressa gave her proxy to Cheri Sperling.

OTHERS PRESENT: Nita Smith, resident; Kevin Matakis, HDR; Lisa Underbrink and Maybeth Christensen.

The meeting was called to order by President Carlson at 5:28 PM

Nita Smith wanted an update on the project next to her at 13514 King Phillip. This house has been undergoing work for 3 years and 7 months. She said workers were doing some work, driveway is in, working on deck, but she is worried about the electrical since it had been red-tagged. Maybeth said she would have Sam check the deck work on Wednesday and she would also check with the City to see if electrical inspection has been done. Maybeth reported that a new City permit had been issued for the project and that she had talked with Mr. Ramirez about his plan for finishing this project. She was told it would be done by October 15. (The City electrical inspector did report back that it had been cited for discrepancies, but a stop work order was not issued.)

Maybeth presented the Executive Coordinator's report with some additional information. Angel called her this morning - he had the solid waste director - Lawrence in his office with him. Yesterday was the first day that the City started their program to check on areas that have been picked up to see if anyone had set out too early. They found 17 violations - have already had 3 call back. Angel wanted to thank me for a good job and to keep informing our residents.

Also had info on the water pressure on the Island. We are between 65 and 77 pounds per square inch. The City has around 50 psi. So, we should not have complaints about water pressure.

He also sent me a map of storm water drain washouts - we have at least 5 that they are working on.

Maybeth introduced Kevin Matakis with HDR engineering who gave us a report on dredging. He did a presentation on the options we have for how deep we want to dredge in the South channel entering from the Laguna Madre. The Board later discussed the alternatives and Dave moved to go with option 3, to dredge to the -9.2 MLT. Maybeth is to check on costs to do a hydro survey yearly. Maybeth did check the dredging files back to 1999 and although the South Channel was planned for 2008, it was not done since the \$300,000 allocation was all spent on the North Channel.

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The July 27, 2010, minutes were accepted as presented.

The financial reports were reviewed. Bill Bodrug moved to accept, Jack Sharlow seconded and the motion passed.

STANDING COMMITTEES: Nothing from HAC or ACC. PIAC submitted the updated calendar of activities.

Maybeth reported for John White about Beautification Trust and the palm trees.

John reports that he raised \$40,000 for the trees, \$15,000 from us, \$15,000 from Dusty Durrill and the other \$10,000 from several folks including Paul S., Ric Patel, Sam Calloway, Jon Hepner and the Cane Harbor residents.

The trees currently at the landfill are Mediterranean fan palms and are not suitable for the Sea Pines median and I believe there are over 1000 out there. Dusty is working on placement of those.

He is working with Dusty to get the Washingtonians that are 4 1/2 to 12' trunks after October 18 when the widow has promised we will be able to dig.

He has about \$6500 left in the account and is working with Dusty who has indicated he would get the remainder and help in getting them planted.

John is more that embarrassed by the results of the guy who was bringing them in. He was relying on Dale Rankin's word about this guy's credibility and reliability and learned a hard lesson.

He said Dusty told him to not be so hard on himself as long as he did his best.

Dave requested that Maybeth follow-up with John and the City waste supervisor to see if they are going to continue to have workers with the trucks and claw out here on Saturdays. If they are going to be here, we need to work on having volunteers after they leave, say from 4 - 7, and then on Sunday afternoon.

Dave also asked Maybeth to get a schedule from Tamay on how she mows the Island as well as a list of those canal ends which were cut in 2010 and the number of times for each of them. The 13 cul de sacs look good except for Salt Cay, it needs work.

OLD BUSINESS: The bulkhead repair information was presented. Dredging was covered previously in these minutes.

NEW BUSINESS: There was a discussion about the renewal of the Regulatory Support contract. It will include checking the canal ends to make sure they are cut and providing

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a brief summary of what is happening on the Island. Dave moved the contract be issued, seconded by Cheri and passed.

Henri Testa had requested an extra amount of money since he has had more work due to the heavy rains. Maybeth advised that we could trace back his payments to 2002 and he has been paid at the rate of \$2500 per month since then. The Board felt that we did not want to give a bonus, but on the motion by Dave Kurz to give Mr. Testa a longevity award for the great job he has done for us, seconded by Jack Sharlow and it was passed.

Maybeth is to put together a bid package for the common area maintenance and send out to the various lawn/landscaping companies on the Island.

Maybeth explained the situation with Mr. Merin on his non-payment of approximately \$14,000 in common area maintenance fees. John Bell sent him a response letter to his request for a hearing on the non-payment. Mr. Bell offered him the September or October Board meeting. Maybeth is to invite Mr. Bell to the October Board meeting to also talk about possible By-Law updates as well as any other questions the Board may have regarding maintenance fees.

Strategic Plan will be voted on at the October Board meeting. Bill Bodrug has some additional language for section II.

There was discussion regarding the Goals and Action Items Jeff said he put these together to get reactions. He does not necessarily think we should do some of them, but wanted to throw them out there. Bill would like to work on a committee to investigate the possibility of a municipal management district as way to receive and distribute FEMA or other government funds. Brent, Dave and Jack indicated they would like to work on a feasibility committee for the community center, possible pool, skate park and other uses. We will have a vote on the action items at the November Board meeting.

Distribution of the plan would be done at the annual meeting and would be publicized in the newsletter and on the website.

The 2011 budget will be considered at the November Board meeting.

Cheri said she would email the home sale stats, but that closed sales were down in August, but better in September. Maybeth provided the crime stats report.

Dave moved for adjournment at 8 PM, Jack seconded and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary.