



Padre Isles Property Owners Association

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

Tuesday, May 28, 2019, 5:30pm

Island Presbyterian Church Sanctuary

14030 Fortuna Bay Drive, Corpus Christi, TX 78418

Minutes

Prior to the meeting, Captain Bolles of the CCPD gave a presentation. He spoke about Island security as well as current officer staffing levels. His full presentation can be watched at

<https://www.youtube.com/watch?v=GvbTDEuwFU>

1. CALL TO ORDER <https://youtu.be/GvbTDEuwFU?t=694>

President Marvin Jones called the meeting to order at 5:43pm.

Board Members present:

- President Marvin Jones
- Vice-president Marta Sprout
- Treasurer Nick Colosi
- Secretary Kelly McFadden
- Director Dan Brown
- Director Carter Tate
- Director John Weis

2. RECEIVE CONFLICT OF INTEREST STATEMENT

No conflict of interest statements were received.

3. PRESENTATIONS <https://youtu.be/GvbTDEuwFU?t=772>

ISAC Rep. Report-Polly Balzer gave a report on items discussed at the recent ISAC meeting:

- City park splash pad discussions
- Three additional lifeguard stands have been added to Whitecap Beach, bringing the total to eight.
- Lifeguards are also making increased use of jet skis.
- There was a Packery Channel engineering update.

4. MEMBERS' COMMENTS <https://youtu.be/GvbTDEuwFU?t=1635>

Several Members spoke on items of concern to them.

5. PRESIDENT'S COMMENTS <https://youtu.be/GvbTDEuwFU?t=2651>

President Marvin Jones provided updates on the following:

- Discussed increased patrolling of boat ramp parking lot usage
- Efforts continue to find someone to do the requested election recount
- The legal action brought by Mr. Moore has been dropped.
- Late payment collection efforts are being pursued. The Board is finalizing an official collection policy for accounts in arrears.
- The Sea Pines attorney is having conversations with the PIPOA Attorney to attempt to resolve the deficiencies of the filing by the Sea Pines homeowners.



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6. EXECUTIVE DIRECTOR REPORT <https://youtu.be/GvbTDEuwFU?t=3358>

Executive Director Jim Smock provided updates on the following:

- Office will close at 2:30pm on Wed so that staff can attend the memorial service for Kathy's husband.
- An investigation of the discrimination accusations made at last month's meeting was done. Attempts were made to contact specified parties. Jim was unable to verify any of the accusations.
- Research for the new software systems is continuing.
- He continues his request for decorum online and in person when dealing with the office staff. He said interactions have improved.
- A contract is in place to repair the Cobo De Bara boat ramp parking lot.
- A contract is in place for regular canal cleaning.
- Late statements have been generated and late fees have been applied. Since the last meeting, over \$78,000 of late CAM fees have been collected. Reiteration of the need for an official collection policy.

7. CONSENT AGENDA <https://youtu.be/GvbTDEuwFU?t=4264>

Secretary's Report – the following minutes were accepted

- February 26, 2019 Board Meeting Minutes
- April 27, 2019 Board Meeting Minutes
- May 13, 2019 Board Special Meeting Minutes
- May 2, 2019 Board E-mail Vote
- May 24, 2019 Board E-mail Vote

8. COMMITTEE REPORTS <https://youtu.be/GvbTDEuwFU?t=4490>

Architectural Control Committee – Chair Robert Prusky

- Requested the Board appoint Paul Braly to one of the two vacant seats. Motion was made by Director Carter Tate and seconded by Director John Weis. Vote was 7 in favor, 0 opposed.
- Chairman Prusky reiterated that there is still an opening and encouraged community members to apply.

	In favor	Opposed	Abstained	Did not vote
President Marvin Jones	✓			
Vice-president Marta Sprout	✓			
Treasurer Nick Colosi	✓			
Secretary Kelly McFadden	✓			
Director Dan Brown	✓			
Director Carter Tate	✓			
Director John Weis	✓			
	7			



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9. TREASURER'S REPORT <https://youtu.be/GvbTDEuwFU?t=4740>

Treasurer Nick Colosi presented the financial reports for approval.

- Still come ongoing issues with the specifics of the reports.
- A meeting with the CPA is being arranged for all Board Members to meet and ask questions
- Nick requested that reports be accepted with the knowledge that some adjustments are still necessary.
- Decision was made to approach each outstanding month individually.
- Motion was made by Vice-president Marta Sprout to accept the March reports and was seconded by Director John Weis.
- During discussion, concerns were voiced by Director Dan Brown and Director John Weis.
- Amended motion was made by Director Dan Brown to postpone acceptance of March and April until the next Board Meeting and was seconded by Director John Weis.
- During discussion, concerns were again voiced by Director Dan Brown and Director John Weis. Vice-president Marta Sprout and Secretary Kelly McFadden voiced opinions that while there are still a few issues, overall, the reports were useful for the community and report could be accepted and later amended.
- A vote was taken on the amended motion to postpone acceptance of the March and April financials. Motion passed 6 in favor, 1 opposed.

	In favor	Opposed	Abstained	Did not vote
President Marvin Jones	✓			
Vice-president Marta Sprout	✓			
Treasurer Nick Colosi	✓			
Secretary Kelly McFadden		✓		
Director Dan Brown	✓			
Director Carter Tate	✓			
Director John Weis	✓			
	6	1		

10. OLD BUSINESS <https://youtu.be/GvbTDEuwFU?t=5321>

- Billish Park Maintenance – covered in Executive Director report
- Cobo de Bara Parking Lot – contract has been put in place
- Canals Maintenance – covered in Executive Director report

11. NEW BUSINESS <https://youtu.be/GvbTDEuwFU?t=5342>

- “German Bakery” Bulkhead is in need of repair. Current estimates are \$120,000 for 146 linear feet. PIPOA has contracted with Urban Engineering for master agreement followed by specific task agreement. Agreement has been put in place with the property owner permission to access the bulkhead from the adjacent lot. Specific repair task agreement is pending.



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12. ADJOURN

A full video of the meeting can be found at <https://www.youtube.com/watch?v=GvbTDEuwFU>

Respectfully,

A handwritten signature in cursive script that reads "Kelly A. McFadden" followed by a horizontal line.

Kelly McFadden
Board Secretary