



# Padre Isles Property Owners Association

## REGULAR BOARD OF DIRECTORS MEETING

Saturday, April 27, 2019  
Island Presbyterian Church Sanctuary 1:30 PM  
14030 Fortuna Bay Drive, Corpus Christi, TX 78418

### Minutes

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#### 1. CALL TO ORDER - <https://youtu.be/idcObnjiAAw?t=11>

The meeting was called to order at 1:30pm. Board members present were:

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

The seventh director opening remains unfulfilled.

#### 2. RECEIVE CONFLICT OF INTEREST STATEMENT - <https://youtu.be/idcObnjiAAw?t=52>

No conflict of interest statements were received.

#### 3. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:

##### a. ISAC Rep. Report-Polly Balzer - <https://youtu.be/idcObnjiAAw?t=74>

PIPOA ISAC representative Polly Balzer provided an update of the most recent ISAC meeting. Polly's full report is included below.

#### 4. MEMBERS' COMMENTS - <https://youtu.be/idcObnjiAAw?t=561>

Members of the PIPOA community were allowed 3 minutes to voice comments.



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## 5. PRESIDENT'S COMMENTS: - <https://youtu.be/idcObnjiAAw?t=1577>

President Jones provided an update on the following topics:

- a. Sea Pines Update – per the Board Attorney, Sea Pines has not filed a document that is legally sufficient to remove themselves from the PIPOA.
- b. Litigation Update – PIPOA Board President and Attorney attended a hearing. PIPOA asked for recusal of Mr. Bell which was granted. This decision is under appeal.
- c. Vandalism – issues with vandalism to our flagpole and porta-potti. Car was removed from canal near Jackfish boat ramp. Driving through Billish Park is also occurring.
- d. Financial Management Report – starting to be able to do some financial projections and forecasting.
- e. e. Accounts Receivable – 2019 amounts still owed are \$306,816. 2018 and prior are approx. \$450,000. Still working to get accurate financial statements on the website.

## 6. EXECUTIVE DIRECTOR REPORT – <https://youtu.be/idcObnjiAAw?t=2504>

PIPOA Executive Director Smock provided an update on the following topics:

- a. Sound system - new sound system is in use
- b. Next regular board meeting - May 28<sup>th</sup>, 5:30pm
- c. 2018 audit - currently underway by same CPA firm as who did the 2017 audit. Results expected in early June.
- d. Accounts receivables – Working on a plan to collect older receivables.
- e. Discrimination allegations – will investigate
- f. Sea Pines – concurs with President Jones
- g. Decorum – asks that all sides remain respectful and reasonable in their communications. Especially staff interactions.

## 7. CONSENT AGENDA - <https://youtu.be/idcObnjiAAw?t=3108>

Secretary Kelly McFadden presented minutes from previous meetings and votes. She read all email votes taken since the last regular board meeting. Several minor modifications were suggested and accepted.

- a. Secretary's Report: February 26, 2019 Board Meeting Minutes
- b. Secretary's Report: March 9, 2019 Annual Meeting Minutes
- c. Secretary's Report: March 9, 2019 Annual Board Meeting Minutes
- d. Board Votes via Email



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## 8. COMMITTEE REPORTS - <https://youtu.be/idcObnjiAAw?t=3352>

a. Architectural Control Committee – no report presented as committee chair Tom Cable had resigned.

## 9. TREASURER’S REPORT - <https://youtu.be/idcObnjiAAw?t=3374>

The current report still requires some corrections, so an acceptance vote was deferred.

## 10. OLD BUSINESS - <https://youtu.be/idcObnjiAAw?t=3504>

### a. Billish Park annual maintenance contract vote

Director Carter Tate made a motion to accept the bid from Evergreen in the amount of \$58,940. Treasurer Nick Colosi seconded. Director Dan Brown abstained due to prior business dealings with Evergreen. Motioned carried 5/0 with one abstention.

	In favor	Opposed	Abstained	Did not vote
<b>President Marvin Jones</b>	✓			
<b>Vice-president Marta Sprout</b>	✓			
<b>Treasurer Nick Colosi</b>	✓			
<b>Secretary Kelly McFadden</b>	✓			
<b>Director Dan Brown</b>			✓	
<b>Director Carter Tate</b>	✓			
	<b>5</b>		<b>1</b>	

## 11. NEW BUSINESS - <https://youtu.be/idcObnjiAAw?t=3688>

### a. Canal Maintenance Contract

Director Dan Brown made a motion to accept the bid from Artistic Construction.  
Director Carter Tate seconded. Motioned carried 6/0.

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



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## b. Deactivate Compliance Committee

Secretary Kelly McFadden made a motion to deactivate the current Compliance Committee. Director Carter Tate seconded. Motioned carried 6/0.

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

## c. Deactivate Canals & Waterways Committee

Treasurer Nick Colosi made a motion to deactivate the current Canals and Waterways Committee. Secretary Kelly McFadden seconded. Motioned carried 4/2.

	In favor	Opposed	Abstained	Did not vote
<b>President Marvin Jones</b>	✓			
<b>Vice-president Marta Sprout</b>	✓			
<b>Treasurer Nick Colosi</b>	✓			
<b>Secretary Kelly McFadden</b>	✓			
<b>Director Dan Brown</b>		✓		
<b>Director Carter Tate</b>		✓		
	<b>4</b>	<b>2</b>		

12. ADJOURN - <https://youtu.be/idcObnjiAAw?t=4374>

The entire meeting can be viewed at <https://youtu.be/idcObnjiAAw>

Respectfully,

A handwritten signature in purple ink that reads "Kelly A. McFadden".

Kelly McFadden  
Board Secretary

**From:** [polly\\_balzer](mailto:polly_balzer@pipoa.net)  
**To:** [marvin@pipoa.net](mailto:marvin@pipoa.net); [Jim Smock](mailto:Jim_Smock@pipoa.net); [marta@pipoa.net](mailto:marta@pipoa.net); [Nicholas Colosi](mailto:Nicholas_Colosi@pipoa.net); [Carter L. Tate](mailto:Carter_L._Tate@pipoa.net); [dan@pipoa.net](mailto:dan@pipoa.net); [Kelly McFadden](mailto:Kelly_McFadden@pipoa.net) - PIPQA; [John & Karen Weiss](mailto:John_Karen_Weiss@pipoa.net)  
**Subject:** Fw: ISAC Meeting of May 7, 2019  
**Date:** Thursday, May 16, 2019 11:05:22 AM  
**Attachments:** [5.7.19 Posted Agenda.pdf](#)  
[4.8.19 ISAC Minutes.pdf](#)  
[ISAC Engineering Updates May "19 \(002\).pdf](#)  
[2019 04 30 PC Monitoring Dec2018 Survey Final.pdf](#)  
[5.7.19 ISAC Presentation.pdf](#)

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Hello All:

Just an update re ISAC. Attached below is the correspondence re the last meeting including Minutes from the meeting of 4/8/19 (which were approved).

My notes from May 7, 2019, are below:

Public comment (Rebecca Hargrove)- request for Life rings at beach.

Planning Dept.- 9-12 mo's. before any project on Island will start.

Watershore and Beaches- discussion re changing ordinance requiring kite boarders to stay 50' from other people on beach to increase that distance.

Water Control- Harbor Bond will be reimbursed by FEMA.

Parks and Rec.- Problems with Riley P. Dog Park; not a Park project, but rather Wastewater project; nobody at city responding to Jan Rankin. Parks Dept will try to address. Also, waiting for estimates re splash pads; will make recommendation re where splash pads will be placed; Isac member Jay Gardner suggested Riley P. Dog Park.

Beach Super- Adding three more lifeguard stands this year (total of 8). Just got buoys installed near boat launch. Discussion re using jet skis more often during emergencies; discussion re budgeting for more lifeguards; lifeguards are currently practicing/training.

Engineering Updates-

- 1) Beach Facility- ready to build, but still waiting for decision re site (issues: safety; aesthetics; value).
- 2) Beach Access- Newport and Zahn project under design.
- 3) Park Rd. 22- Discussion re AXYS and IBC waiting for City to move forward; City waiting for AXYS and IBC. Parties present agreed to track down docs, and communicate re moving forward.
- 4) Packery Channel Rehab- design is under review; meetings with FEMA took place.
- 5) Packery Monitoring Contract- City getting third party consulting company to provide recommendation re how often monitoring should take place.
- 6) Packery Channel Boat Launch Pavillion- low bid was over budget, so working to revise design and/or award more funds.
- 7) Packery Channel Showers- Hybrid project between City and County; 3 weeks until issue will come before Commissioner's Court.

Thanks,

Polly Balzer  
Weichert, Realtors®- The Place Of Houses  
1009 Furman Avenue  
Corpus Christi, TX 78404  
(361) 882-5588 Office  
(512) 731-8129 Mobile  
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----- Forwarded Message -----

**From:** Rozie Canales <RozieC@cctexas.com>

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**Sent:** Friday, May 3, 2019, 11:14:51 AM CDT

**Subject:** ISAC Meeting of May 7, 2019

Attached for your review are the following:

1. Regular Meeting Agenda for May 7, 2019
2. Minutes from April 8, 2019
3. Engineering Updates
4. Packery Channel Monitoring Program Report/Deidre Williams
5. Slide Presentation for May 7, 2019

As a reminder, the ISAC meeting will be held at the Holiday Inn Express Meeting Room located at 15209 Windward Dr.

Thank you,

Rozie Canales

Assistant City Manager's Office

THE CITY OF CORPUS CHRISTI

1201 Leopard St.

Corpus Christi, TX 78401

(361) 826-3232

