

PADRE ISLES PROPERTY OWENRS ASSOCIATION, INC.
MEETING MINUTES
FROM THE REGULAR MONTYLY BOARD OF DIRECTORS MEETING
Tuesday, January 22, 2019

1. CALL TO ORDER
 - a. Meeting was called to order by Marvin Jones at 5:30 p.m.
2. RECEIVE CONFLICT OF INTEREST STATEMENT
 - a. There were no conflicts of interest.
3. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:
 - a. ISAC / TIRZ Representative Report, Stan Hulse our representative did not submit a report.
 - b. Carter Tate stated that ISAC was working on renewal of TURS and specifics on repairs of the Packery Channel.
4. MEMBERS' COMMENTS (3 minutes/ member)
 - a. Comments were spoken.
 - b. See Addendum.
5. PRESIDENT'S COMMENTS:
 - a. Board of Directors Vacancy: special board meeting was held on January 10, 2019 to vote in a replacement for Vicki Marsden's open seat. The vote was a three to three tie. No candidate was appointed. Darrell and Marvin are to study the matter.
 - b. Marvin explained why he was reimbursed for the signs for the channel marker. He used his personal credit card in order to get the signs here as quickly as possible. All documentation had been provided.
 - c. Billish Park construction contract is nearly finished. Still working with Hanson on a few items on the punch list which are still outstanding. Still awaiting poles and net for the volleyball court.
 - d. Assistant Secretary Appointment: Marta Sprout was been elected by the board to be the assistant secretary for the January 10, 2019 special board meeting and for the January 22, 2019 board meeting.
 - e. Meet the Candidate event: Saturday, Jan. 26, 2019.
6. EXECUTIVE DIRECTOR REPORT –
 - a. Working on a new sounds system
 - b. Meet the Candidate event: Saturday, Jan. 26, 2019, 10 am – noon. System was explained. Meeting will be MC'd by a neutral individual. Questions will be submitted on a notecard. Contact Jim with any questions. Second event will be on Feb. 21st at 6 p.m.

- c. Annual Membership Meeting: will be on March 9, 2019, 10:00 am at middle school gym. Ballots will go out tomorrow. All questions will go to Dr. Jorgensen. POA office will not be involved with the ballots.
- d. ADP: will be doing repair work, there will be a six-hour power interruption Jan. 24th, between 9 am – 3 pm and again on Feb. 6th.
- e. Cobo de Bara boat ramp: Engineering is complete. Jim will be submitting an RFP to contractors for repairs.
- f. Canals: working on a maintenance schedule and putting out bids to vendors.
- g. Billish Park: vandalism again. In December stolen mail and broken liquor bottles were found in the playground area. Sunday he discovered that the new sod had been damaged by a motorcycle. A park bench was also damaged. If you see something, say something.
- h. ACC: meeting will be tomorrow night at 6 pm
- i. New Website: An update to our website includes an evaluation of possible hosting sites, moving to a more secure hosting platform, developing a member only section and other much needed updates to the PIPOA website.
- j. Security sweep in the office with our IT specialist and proposals to make sure our data is secure.

7. CONSENT AGENDA:

- a. Secretary's Report: December 11, 2018 Board Meeting Minutes. Revised minutes, page 3 #7, correction. No vote on a variance request took place. Revision was to correct the number of feet requested in a variance.
- b. Brent: asked noted 3.4 and asked to clarify what it says. He was told that unnecessary accounts have been closed and consolidated into two accounts: an operating account and a builders' account. Brent asked that the wording be revised.
- c. Carter: asked if opening and closing of bank accounts has to be brought to the board. Marvin Jones noted that under our bylaws the treasurer has authority to take these actions.
- d. Brent: wants the minutes to reflect Jim Smock's statement regarding a meeting between Brent, Carter, and himself.
- e. Brent: wanted to discuss Marta's role with the Coast Guard. That was denied as it was not on the minutes.
- f. Brent: noted that votes were taken in executive session. Marvin noted that those votes were documented in the addendum.
- g. Brent: disagreed with the vote count, which was discussed. Marvin noted that he voted for the request because it could not be denied because of previous approval for the same type on fence on the other side of his property. Marvin agreed to fix the notations.
- h. Carter: page 1, auditors update requested more information be documented. Carter went back to questioning the authority of treasurer. Nick Colosi read the treasurer authority as outlined in the bylaws. Carter claimed that one person had moved ten million dollars. Nick explained that ten million dollars had not been moved. He also explained that the changes made were for efficiency and better bookkeeping.

- i. Jim Smock brought up the Sept .25' 2019 meeting minutes. Marvin asked if we wanted to approve these minutes.

MOTION:

Carter made a motion to accept the minutes.

Darrell seconded the motion.

Vote: 6 Yes: Carter, Marta, Marvin, Nick, Darrell, and Brent.

Motion passed.

8. COMMITTEE REPORTS:

- a. Compliance Committee
 1. Minutes / Presentation – Alan Rickertsen, Chair: stated that draft documents shared with the board had been leaked and published Facebook where they were misrepresented as final documents. Brent objected.
- b. Architectural Control Committee: Tom Cable, no report.
- c. Canals and Waterways Committee: Bill Sargent, no report. Minutes submitted.

9. TREASURER’S REPORT – FINANCIAL REPORTS:

- a. Nick reported no significant changes.
- b. Brent wanted to discuss check register:
 - i. \$4,995 charge. He asked if this is the repair of the wall. Jim stated he would check with bookkeeper.
 - ii. \$9,230 charge. Didn’t think we should use personal credit cards and was concerned about earned points. Marvin agreed to donate the points to PIPOA. Brent asked why we didn’t use a check. Marvin explained that doing so would’ve caused a significant delay. Asked if anyone else is using credit cards and debit cards. Marvin stated that we needed a corporate card with restrictions.
 - iii. Who signed your reimbursement check? Nick and Marta.
- c. Carter asked that personal credit cards no longer be used.

10. OLD BUSINESS: (With possible Board action)

- a. Channel Markers –
 - i. Marvin: new markers have been installed. Boaters have been very happy. Vendor is in the process of removing the old markers.
 - ii. Carter asked how many markers were installed. Marvin stated, “26” which is the amount the Coast Guard has approved. Carter disagreed.
 - iii. Marta clarified that the Coast Guard did an administrative discontinuance of six markers, which left us with 26 authorized markers and that the Coast Guard wants to see if we can maintain those before they will consider approving more. Vendor will remove the discrepant old markers. A professional surveyor will verify coordinates and water depth. That information will be used to file the required CG-2554 for CHANGE as per Coast Guard instruction. Our permits with the USACE will need to be updated. The channels are actually owned by the GLO and we also need to

- advise them. Marta is writing a navigation aids handbook for the POA office. The project will be completed by the Coast Guard's deadline.
- iv. Marvin: the project was completed at a cost less than \$26,000.

11. NEW BUSINESS: (With possible Board action)

- a. CPA Engagement – 2019: not able to get a proposal. We hope to get that by the next meeting.
- b. PIPOA Budget:
 - i. Jim Smock: discussed the 2019 budget and projected revenues, expenses, etc.
 - ii. Brent: Did not take into account the decrease in revenues if Sea Pines is to leave the PIPOA.
 - iii. Carter: Fix canal signs numbers. Questioned finance charges.
 - iv. Jim stated that he used the 2018 budget as a guide. Noted that the board met to review and make changes to this budget on Saturday.
 - v. Brent: Note there will be a reduction in budget. Re: this board committed \$50,000 for canal clean up.

MOTION:

Darrell made a motion to accept the budget.

Darrell wanted a notation re: Sea Pines.

Carter wants notations about water inspections and marine signs.

Nick seconded the motion.

Vote: 6 Yes: Carter, Marta, Marvin, Nick, Darrell, and Brent.

Motion passed. Budget is approved.

12. ADJOURN

MOTION:

Nick made a motion to adjourn.

Marta seconded the motion.

Vote: 6 Yes: Carter, Marta, Marvin, Nick, Darrell, and Brent.

Motion passed. Budget is approved.

13. ADDENDUM A – Member comments:

Member	Topic
Ted Mandel	Offered suggestion that the board takes the 3rd place candidate to fill vacant seat.
Dan Brown	Running for the board.
Roy Transel	Thought the petition was for beautification. He does not want Sea Pines to withdraw from the PIPOA.
Nita Smith	Accused Marta Sprout of failing to fill her fiduciary duties and putting the PIPOA in danger of legal action and penalties from the Coast Guard.
Robin Marcoux	Sea Pines not a beautification project.
Melinda Abens	Wants to remove Sea Pines from PIPOA. Provided petition.

14. ADDENDUM B – Assistant Secretary:

- a. On 1-22-19 via an email vote and by unanimous board approval, Marta Sprout was selected to be the assistant secretary for the 1-10-19 Special Board Meeting and the 1-22-19 Regular Monthly Board Meeting. Email confirmation is attached.

Minutes prepared by Marta Sprout, acting as assistant secretary for this board meeting.