

PIPOA Board Meeting

July 23, 2019

Meeting was called to order by President Marvin Jones at 5:30 P.M.

Pledge of Allegiance

Board members in attendance: Marvin Jones, Marta Sprout, Nick Colosi, Carter Tate, Dan Brown, John Weis.

Approximately 25 attendees and 3 guests.

Nick Colosi was given the floor and spoke briefly regarding the bronze plaque that years ago accompanied the leaping marlin coming onto the Island. Plaque was stolen years ago and options for replacement would be discussed. Nick then introduced guests Shelley Rios and Sara Coles from the Corpus Christi Art Council. Presentation was given regarding options including aluminum vs. bronze. Jim McFadden asked about theft aluminum vs. bronze. Answer: Bronze stolen more often. Richard Pittman said aluminum will not last. Options were explained regarding finishes for aluminum that would retard corrosion. Carter Tate asked why bronze is stolen? Answer: Copper content. Dan Brown asked \$ difference between bronze and aluminum? Answer: \$2-3K bronze, aluminum ~\$1500 less. Carter spoke to plaque and light together. Dan Brown opined spend the money on the plaque and light: "Do it right." Informed any \$ over \$3K City Council must vote on. Carter suggested separating light and plaque expenditures. Richard Pittman said power is there for the lights but landscape needs maintaining for access. Nick Colosi suggested contacting Councilmen. Some discussion of who actually owns the property where marlin resides? Mr. Kent Ullberg the sculptor responsible for the original plaque was introduced. In fielding questions, he asked Dale Rankin to help fill in the blanks. Dale described the history of the monument. The names of the MAJOR contributors whose names were on the plaque were read and those people invited to stand with Mr. Ullberg for photos. Ann Colosi (then Horvat) was the only one present though Richard Pittman protested before deciding he was not a MAJOR contributor. The list will be at the end of the minutes as a separate page.

Polly Balzer was recognized and presented the ISAC report. She reported the last meeting did not yield much that was new. The Convention and Visitor Bureau reported on increased # of visitors. Quick discussion of shade structures – no real info. Dale Rankin was allowed to comment. Carter mentioned the TIR22. Line items mentioned: Permits for waterlines (showers public beach access), 1336 beach permits sold 4th of July weekend, still need lifeguards, still working to ID site for beach facility Bond 2014 Prop, Newport Pass/Zahn Rd design almost completed. Pk Rd 22 Water Exchange Bridge still in bidding process, Packery Channel rehab-plans submitted to FEMA (final draft due this month). Packery Channel monitoring-no status change, Packery dredging-on hold (revetment), Packery Pavilion near boat ramp project currently out for bids. Potential TIR22 projects: Branding the Island, pedestrian and golf cart mobility, sidewalks, shade structures, lighting at Packery Channel, business development centers, seawall improvements. Next ISAC meeting 8-6-2019.

Members Comments: Nita Smith had recount questions and said PIPOA mailing lists were in disarray-people missed-no ballot. Nita overheard some counting instructions which disturbed her. Marvin said revisions are underway.

President's comments: Floor given to VP Marta Sprout. She spoke to police presence saying there is a concerted effort to keep officers on the Island (3 officers). Captain wants to do bike patrols on Island. 3 crews of mail thieves have been arrested. Advice to residents: "Lock doors, hide goodies."

Jim Smock was asked to present Executive Director's report. Spoke to watering and soil testing being done in Billish Park. Marta commented the City is allowing money for shade structures which would make the park more usable. Back to Jim: Need volunteers to help clean up data in office-database guru needed. On past due CAM accounts: Some success but cited that those not paying are living off those who pay on time (issue of fairness). Suggested those in arrears call the office and will work with those who cannot pay. Cobo de Bara ramp will reopen Wednesday. Canal cleanup crew will power wash ramp. Cartagena ramp is repaired (patched). Compliance: Please help. Alan Rickertson's Compliance Committee made excellent report-some items adopted-some pending. Standard complaint form is now in use. Complainants ID not disclosed. Met with City Code Enforcement – overlap on larger issues. Canal cleanup: Every Friday. If homeowner sees an issue, they should call the office. Marvin commented that CC Code Enforcement is understaffed. Normally no CC CE on Island-will change near future. Jim tested the CC system and was told 60 days to address issues. Jim also reported the grass in Billish Park was sprayed today and more mulch is on the way. Next Board meeting 4th Tuesday in September.

Other issues addressed by Marvin: Bulkhead maintenance, Covenant revisions, IRS-closing boat ramps to non-residents may not jeopardize IRS 501C3 status but checking to confirm. Maintenance of medians/common areas-possibly go from 4 contractors to 1. Yellow Book: \$97K income, spent \$152 K.

Marvin reported that he met with Todd Hunter who told him TWIA wants 10% yearly rate hikes ad infinitum.

Consent Agenda

June minutes were accepted. John reluctantly accepted position of permanent Secretary in a 6-0 vote after Dan Brown made said motion and Nick Colosi seconded.

ACC Report

Report given by Robert Pruski: Asked Board to approve 2 new rules. #1 regarding drainage. Need drainage engineered pre construction to drain to street or canal instead of flooding adjacent properties (positive drainage). Guttering and retaining walls part of solution. Additional building cost \$500-1500. 4 new houses are being built at the newly imposed 12-foot lot elevation. Causes drainage problems for neighboring properties. Dan Brown: Met with director-help if we approve motion and inspect after construction. Carter was concerned about stepping over city rules. City inspectors have to approve and POA has to approve before construction. Marta and John spoke to the issue then Carter related a garage/pool episode saying 2" rain would provide 2200 gallons of water to shed. City made him use commercial gutters and direct water to the street. Wanted to make retroactive to January 1. Dan suggested backdating was not fair to existing approved projects and that the positive drainage requirement should go into effect August 1, 2019. City mandates cannot backdate. Dan made motion, Carter seconded, 6-0 vote in favor.

Motion 2: Decks and docks. Contractors do not want engineers. Adds \$500-1500. Carter opposed. Dan said cannot insure deck or dock and windstorm engineers do not need more power. Carter then spoke to backflow history. Dan: Acc is not out of bounds in suggesting we consider this change but is not in

favor for this requirement at this time. John: Attended ACC meeting when this was discussed-“please come back with a better plan”. Marta: Uncomfortable, come back later. Tabled.

Question of are 3 votes needed on ACC requests. Carter said: “Too much trouble”. Dan and Marta said yes to 3. Nick made motion 3 needed, John seconded, 6-0 in favor.

Treasurers Report

Nick reports the books balance. Motion to accept, 2nd by Marta. Dan commented there were numerous errors and offered examples which were not needed nor disclosed. Carter made motion to table, John 2nd, 6-0 to table.

Nick made motion to hire GSM accounting firm for general bookkeeping. Dan: “LOVE TO SECOND!” Carter asked how this would affect office staff. Dan lauded Nick for this plan. Marvin and Nick had interviewed 5 firms. Marta commented re praise and thanked all. Carter asked how GSM was chosen? Nick answered they had the best response and are a known quantity. Vote: 6-0 in favor.

Old Business

Brief mention of Cobo de Bara boat ramp (discussed earlier)

New Business

Caliber: John made motion, Nick 2nd to purchase/implement Caliber Database Management Software System. Jim spoke to cost: \$1600/mo. initially then \$1350/mo. In-house training will cost more. Carter: Member access? Jim: Yes and explained plus yes to online loading. Dan: Better to have the capability. Marta: Track builds, bulkheads etc. Caliber will help customize including mapping-good value. Marvin: We had numerous demos. Carter inquired re references. Jim: Yes, 2 POA's one 3000 residences another in Washington St. double our size. System is intuitive-good processes. Marvin: Need to replace. Vote 6-0 in favor.

Carter asked about new security systems at the office. Jim: 4 cameras and will have flat screen monitor.

Motion to have no August meeting by Marta, Nick 2nd, vote 6-0 in favor.

Open Board seat. Jim handed out ballots. John made motion to seat Dan Herrington as all six votes were cast for him. Carter 2nd, 6-0 in favor.

No one approached the Board for Community Discussion.

Dan Herrington was officially seated and made a motion to adjourn the meeting. Dan Brown seconded. 6-0 in favor, adjourned 7:15 P.M

In addition, because the names were read at the meeting here is a list of the major donors cited earlier as being on the Marlin plaque.

Mr. & Mrs. Wallace R. Anderson

Per & Edith Angermo
Dr. & Mrs. Durand Benjamin, Jr.
John & Sylvia Blanz
Eugene L. Brown M.D.
Tyler & Tim Burdick
Ralph Durden
James F. Boudreau
Glenda Harris
Carrol Ray Shearer
Michael O. Vogelbacher
Lake Padre Limited
Hymen & Cecelia Factor
Martin & Demarius Frey
Dr. & Mrs. Harold E. Garner
Greg & Cathy Gladden
Larry & Judy Graham
John & Catherine Hardisty
Bill & Barbara Holmes
Dr. & Mrs. Joseph J. Horvat
Eucene F. Lois Howe
Daniel R. Howell
John O. & Eleanore M. Hutchens
Ottie M. Cheryl & Darla M. Kilpatrick
Gene & Bernice Koch
Michael & Jodi Kosub
Jack T. Lavers
Robert & Anna Marie Litchewski
Don & Bev Matthews
Maverick Markets
Oscar A. & Irene T. Mayen

Mr. & Mrs. James E. Mikulencak

Ron Meyers

Robert & Linda O'Nave

Padre Island Enrichment Club

John & Eleanor Parmer

Patricia & Henry Pate

Dr. David & Esther Powell

Dr. & Mrs. Robert E.H. Puntenney

Stan & Jo Rash

George H. & Rachel Ridder

Col. & Mrs. James O. Ruscitto

St. Andrew by the Sea Catholic Church

Janie & Sandy Sanderson

Bill & Evelyn Seifert

Hank & Jackie Svoboda

Morgan Robertson

Whataburger, Inc.

Bob & Jeepie Wright

Jack & Sharon Barguen