

PIPOA BOARD MEETING 11-19-2019

Board members present:

Marvin Jones (President)

Marta Sprout (Vice President)

Dr. Nick Colosi (Treasurer)

John Weis (Secretary) (By Phone)

Carter Tate

Dan Brown

Dan Herrington

Jim Smock (Executive Director)

5:33 Call to Order

5:35 Introduction (by Marta Sprout) of CCPD guests headed by Melissa Castro accompanied by 2 officers who patrol our Island. Spoke of "If you like it-lock it" program. Stated State funds are paying for citizen education programs such as this one. 50% of thefts are from unlocked vehicles. Advised keep possessions out of sight, secure ID's and credit cards. Stressed secure weapons and record serial #'s in case of theft from vehicle. Melissa related a Flour Bluff incident involving armed citizen and thieves - advised stay inside and armed while calling 911. Do not risk your life over property. Marta commented on parking lot event where woman with keys in hand made eye contact with a possible perp following her which diverted possible perp to a softer target. Audience question regarding insurance cards was answered that E copy (cell) or paper copy in wallet are good ideas though info can be taken from registration sticker. Garage door openers should leave vehicle with driver to forestall home entrance. Nick Colosi advised set "Home" on GPS to 4 blocks away and Dan Brown said his was set to Nick's address. Marta inquired re fob readers and was told not happening here though the technology is known to be used in Houston, Dallas and other big cities especially northern states and west coast. Suggestion was to manually lock/unlock in parking lots to prevent hijacking of fob signal. Also mentioned was electronic scanners showing electronic emitting devices in vehicles tempting break ins. Appreciative applause for presenters.

5:48 Pledge of Allegiance.

5:49 Conflict of interest: None reported

5:50 ISAC report: No meeting. Re Water Exchange Bridge: Carter stated he was excited-soon we would see corporate jets flying overhead, in 37 years he has not sold a commercial property but that will change. "We're on the map." Stated will be a huge difference in our lives and he is very excited.

5:51 Members' comments: Nita Smith was only speaker. She wanted to explain why she was running for the Board. She has been reading covenants and bylaws, believes we need universal covenants and a

Board policy to match covenants and bylaws. Cited "old, old bylaws" and stated need for universal enforcement.

5:56 President's comments: On financials: Took in over \$144K ytd paid out \$111.5. For the year up ~\$700K. Cited deck/dock repair needed as damage from Hurricane Harvey is still providing debris to our canals. Urged support for LaPosada. Asked ED frequency of canal cleaning: Answer-weekly.

5:58 Executive Director Report: Next meeting recommend date of 12-17. Caliber software under purview of Russell Wheeler is converting data from old TOPS system then testing using sampling processes. Staff is training on new software. Property database has been updated through 10-31. For ballots cut-off will be owners of record on 1-31-2020. Accounts receivable: one large entity owes a large amount. Mr. Smock has tracked down owner and has fresh contact information. Candidates for March election are Sandy Graves, Marvin Jones and Nita Smith. PIPOA office will be closed 11-28 and 11-29. Regarding canal cleanup, common areas, Billish Park etc. please call the office rather than relying on social media. Dan Brown interjected he had been called by a constituent regarding a large plank floating in a canal, advised complainant to call office and was pleased to hear problem was rectified in ~3 hours. Jim then echoed Marvin Jones with a plea to please fix your docks and decks.

6:05 Consent Agenda: October Secretary's minutes accepted after Dan Brown's 2 requests for wording changes were accepted. September's minutes still in limbo awaiting Marvin Jones stating his objections which he brought up in the October Board Meeting without explanation. John Weis to resend September for Board scrutiny. There was discussion by Carter Tate and Jim Smock re water quality inspections. Algae and oxygen levels are tested and no tests are done in winter.

6:14 ACC-no report (Robert Pruski not in attendance). Carter followed up as promised on resale certificate questions. Title company opinion is that listing violations, past due, etc. would stop closing. Do not issue at all if that will prevent closing? Forms 219 and 219-2 are involved. We collect unpaid CAM fees at closing. Marta suggested we contact realtors (meeting) well in advance of action/decision and encourage them to have sellers bring property into compliance. Carter worried what if the run-down property belongs to 4 kids in Minnesota? Does the buyer have to fix? Dan Brown said get past due CAM fees and prepare for lawsuits if we list violations. Dan Herrington remarked about CAM only but ID violations for new owners after Dan Brown stated violations should be equitable and legal. Carter stated to be very careful-this will take more work. Subject remains tabled.

Election Committee: (Dan Herrington-chair) 2 companies and possibility of e-voting in play. Asked for contact updates to ensure all property owners get ballots. Recommended results not be announced at annual meeting but delayed a few days so vote is certified as correct. John Weis asked re selection of officers? Discussion was to recess annual meeting then reconvene (Nick suggested Tuesday) to announce and appoint. Carter stated this will lower turnout. Marvin stated that we usually have entertaining presentations (politicians, videos etc.). Carter suggested catering and Marvin approved laughingly of Carter catering. After more discussion of delaying result announcement Marvin stated it was easily done. Jim Smock stated bylaws force 2nd Saturday March for Annual Meeting while there was some discussion of timeline changes. Marta spoke to the timeline of candidate registration then a lull before elections where many voters get their ballots before meeting new candidates and vote for candidates they know but later change their mind. Suggested meet 'n greet before ballots sent. Dan H. said his committee is pondering timeline. Marvin said need consideration of ample time to get name out. Carter, Marvin and Dan H. then had a discussion of proxies and the confusion they can cause. Carter stated in the past 300-400 proxies were not unusual where Marvin stated there were 13 in 2019. John Weis suggested moving meet 'n greet to December.

Treasurer (Dr. Nick Colosi) Taxes filed 2 days rather than 2 minutes early. Financial statements are good through 9-30-2019. Should be up to date next month. Nick made motion to accept, 2nd by Dan Brown. Dan Herrington stated he was not prepared to vote as the statement had not arrived early enough for his perusal. Nick stated some papers had not been available since the bookkeeper quit. Nick withdrew his motion. E-mail vote to occur by Friday.

Financial Statements: Marvin: Praise to Jim Smock for collection efforts. Accounts Receivable lowest since Marvin has been on the Board. \$388, 149. Dan Brown applauded Jim but stated that # would still get him fired in the banking industry. Dan Herrington discussed builders not being able to break ground unless fees paid up. Jim Smock explained LLC use to confuse issue. Marvin asked for a report from Heather on this issue. Dan(s) commented and Marvin said Jim Smock will get back with answers.

Old Business: Budget: Dan H. spoke to Interest/Investment re credit and debit balance. Nick cited Dan Brown's input. Dan H. Accrual set aside for dredging -list for future Boards to understand. Dan B.: Unspent back into canals and bulkheads, rest into reserve category. Dan H. keep putting excess into reserve. Marvin: Put into Investment account for dredging and tag . Carter asked re liquidity. Marta likes putting \$ aside for dredging. Said last was \$.5 million. Motion to move Budget approval to December by Dan Brown, 2nd by Nick. 7-0 in favor.

Marvin Jones: Collection policy on hold. In process but legal issues. Hopefully ready December.

Investment Policy: (Nick) Consulted 2 from investment house and Dan Brown. Dan H. stated too vague, Would prefer more like municipalities. Treasurer, President, Vice President should not be in charge. BOD should be overseeing as a whole. Dan Brown: Not criticism of Nick better served sit down rework-make more specific. Too many issues will not beat up line by line. Marvin questioned page 2 1st 4 sentences. Cited typo? Nick assured was typo. Dan Brown made a motion to form a committee to revisit policy consisting of Nick, Marvin, Dan and Dan. Carter 2nd. Passed 4-3 (Marta, Nick and John opposed). Marvin stated current policy remains in place.

Marvin: Pezzi Construction will be December meeting.

Jim Smock: Task Order 2 Urban Engineering on 2 week timeframe.

7:14 : Recess for Executive Session

8:53 Open Session

Dan Herrington made motion to give Christmas gifts to employees. Nick 2nd. 7-0 in favor. Dan Brown made a motion regarding compensation for Jim Smock. Nick 2nd. 7-0 in favor. Dan Herrington moved to adjourn. 2nd by Carter Tate 7-0 in favor.