



## EXECUTIVE DIRECTOR'S REPORT

May 1, 2023 to May 31, 2023

- During the Months of April and May, the 2<sup>nd</sup> Delinquent / Lien Warning Letters were sent to owners with unpaid balances of \$3,500.00 and above.
- The POA's commercial electrical meter contracts were renewed for 24-months with APG&E at a rate of 5.932 cents pkWh versus the previous contracts, which ranged between 5.5 to 6.9 cents pkWh.
- Have continued to attempt to follow up with Paulette, Corpus Christi Mayor, since April, on the seven boat ramp locations stormwater invoices, including the response letter from the City regarding the POA's appeal for her assistance in releasing the POA from being erroneously billed for stormwater fees for the boat ramps, which DO NOT contribute to the stormwater systems. I have a meeting with the Mayor set for the third week of July.
- Met with City Council, Dan Suckley, as well as Public Works, to work out some type of responsibility / cost sharing regarding the tree trimming and removal for the major medians of Commodores, White Cap, and Sea Pines. Although preliminary, the exchange seemed promising, as the City did not shy away from taking some responsibility and offered to look into shared maintenance for an approximate level of 50%.
- While at CAI National, made contact with electronic voting companies that offer hybrid voting services that may be suitable to the POA's needs, giving the POA more options for the 2024 Annual meeting & Board election:
  - CondoVoter.com
  - The Inspectors of Election
  - GetQuorum
  - EletionBuddy
- On May 16<sup>th</sup>, an independent contractor's tractor fell into the canal. The contractor, at their expense, hired a crane to remove the tractor from the canal. PIPOA Staff observed the operation and documented it. Inspection of common area and the bulkhead showed no evident damage.



- TOPs, now renamed Enumerate, has reported that the upgrade TOPs One is now ready for the POA to transition to. Russell Wheeler is currently consulting with Enumerate to evaluate the program to determine if it does now meet the POA's requirements.
- Executive Director will be on vacation from June 30<sup>th</sup> through July 14<sup>th</sup>.