

PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY
BOARD OF DIRECTORS MEETING
February 27, 2018

Island Presbyterian Church Annex - 5:30 PM
14030 Fortuna Bay Dr., Corpus Christi, Texas 78418

NOTICE OF MEETING AND AGENDA

Members of the audience will be provided an opportunity to address the Board during Public Comment. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes. Please sign in prior to the meeting with your name, physical address, email address and the subject to be addressed.

1. CALL TO ORDER
2. RECEIVE CONFLICT OF INTEREST STATEMENTS
3. MEMBER COMMENTS
4. BOARD COMMENTS
5. EXECUTIVE DIRECTOR REPORT: (The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)
6. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:
 - A. ISAC/ TIRZ Representative Report
 - B. The following presentations from WFGCON, PLLC - William Goldston (PIPOA Engineering Consultant) regarding:
 - 1) Billish Park Construction Status and change order (schedule, costs to date, plan, completion)
 - 2) Primavera Bulkhead Construction Project(schedule, cost to date, completion) Change Order No. 2—Board Action
 - 3) Submerged Debris Removal
 - 4) Canal Marker Replacement
 - 5) Bulkhead Inspection Phase II—Board Action
7. CONSENT AGENDA: (Routine items; acceptable without further discussion)
 - A. Secretary's Report-February 13, 2018 special board meeting minutes.
 - B. Secretary's Report-January 23, 2018 board meeting minutes.
8. COMMITTEE REPORTS : (With Possible Board Actions):
 - A. Compliance Committee—No meeting
 - B. Architectural Control Committee (Brent Hess) Board Action
 - C. Canals and Waterways Committee—No meeting
 - D. Bylaws, Policies and Procedures Committee (Marvin Jones)No meeting
 - E. Security Patrol Committee Report (Becky Perrin)

9. TREASURER'S REPORT - FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports. No motion required.)
 - A. Annual Budget update
 - B. Balance Sheet
 - C. Check Register-Leslie Hess asked for clarification of this item. \$1,500 Boat motor purchased for a boat that a vendor used to clean the canals.
 - D. Emergency Repair Fund Investment Account update

10. RECURRING BUSINESS: (Motions as required)
 - A. PIPOA building remodel-on hold
 - B. IT Systems Update In the process of developing the RFP
 - C. Bylaw Independent Review

11. NEW BUSINESS: (With Possible Board Action)
 - A. A. Bylaw Amendment-Limit On Terms
Bylaws: Adding a new provision Subsection 2.11 to the Bylaws providing for Board term limits stating that a director who is elected for two consecutive three-year terms may not be elected or appointed to serve again without being off of the Board of Directors for at least one full three-year term; providing for service for a partial term; and providing for an elective date.
 - B. Secure an additional attorney to handle legal request from the community
 - C. HDR Contract inquiry
 - D. Rodino Inc., Disaster Preparedness and Recovery Program Phase 2, Completed Project and Final Expenses
 - E. Collection From Grande Communication For Primavera Bulkhead Damage

12. EXECUTIVE SESSION:
Following completion of Board business, the public portion of the meeting will recess, and the Board may go into executive session to cover attorney consultation, personnel issues, enforcement actions and other confidential matters.

13. RECONVENE IN OPEN SESSION:
A vote may take place as a result of discussions held and information presented in executive session.

14. ADJOURN

Committee Reports

**Compliance
Committee
No Meeting**

Architectural Control Committee

ACC MEETING FEBRUARY 8, 2018

MEMBERS PRESENT: Chairperson Jacqueline Carlson, Heather Cooley, Brent Hess, Robert Pruski, Nancy Tressa (Board Representative)

Meeting was started by Jacqueline Carlson at 8:00am

Discussion Items:

1. Review and denial of a roof pitch variance with a builder. The builder will re-draw and resubmit plans.
2. The Committee requests the Board review and approve a 'New Construction Fee and Fine Schedule'. These documents are included in the Board Packet. A 127 page "Exhibit B" was electronically sent to Becky Perrin that includes example HOA Architectural Control fee/fine schedules for reference. You may obtain a copy from Becky.

If the BOD approves the Fee and Fine Schedule, the ACC is prepared to:

- a. Draft a policy and procedure document to assist the POA staff in implementing and administering this program, including process of placing violation placards on new construction properties (See Board Minutes for January, 2018 where ACC presented a prototype of the placards)
 - b. Assist the Board and Board Attorney with proposed changes to the ACC Guidelines
 - c. Draft changes to the New Home Construction Application and supporting documents
 - d. Draft a Builder Acknowledgement document that builders will be required to sign during the POA Permit process
 - e. Assist the POA in writing a letter (if requested) to builders outlining the new program and implementation timeline
 - f. Draft an implementation time schedule which includes any "grandfather clauses" for new construction already permitted and in-process at the time of implementation.
3. The committee interviewed 4 candidates to fill one current position, and one position opening March 10th. The committee recommends appointing Sandy Graves and Bill Pope to these positions. Each candidate was asked six questions after giving a self-overview:
 1. Why do you want to serve on the ACC?
 2. What is your current involvement with the POA?
 3. What is your available time commitment?
 4. What areas of focus do you see as needing the most improvement or change?
 5. What will you do to help further improve the ACC?
 6. What one ACC guideline do agree or disagree with the most?
 - Sandy Graves is a retired airline general manager. She is interested in serving on the ACC because she fears the Island will turn into a Port Aransas style if not monitored. She feels that builders need to be held more accountable for policing their own construction sites. She states that she will be open minded and listen.
 - Bill Pope is a builder/realtor and has been on the Island a long time. He is well aware of the guidelines and is prepared to provide valuable input as the ACC continues to review and make recommended changes to the guidelines. Bill has served on other volunteer boards.

Current Projects:

- 100 Water Access (Interior) new homes under construction
- 15 Water Front new homes under construction
- 94 other construction projects (decks, docks, fences, pools, shade structures) under construction

Meeting was adjourned at 9:45am.

*ACC Meeting Minutes Packet Attachments:

- Memo from ACC to Board regarding new construction fees and fines
- Mockup of proposed changes to guidelines and supporting permit documents
- ACC Application – Sandy Graves
- ACC Application – Bill Pope

Canals and
Waterways
Committee
No Meeting

Bylaws,
Policies and
Procedures
Committee
No Meeting

Security
Patrol
Committee

Security Presentations Report

Presentations by:

Officer Paul Janko—Off Duty Police Security stated he would put together something for us with cost. Emailed him on February 22, to see if the proposal was complete and asked for the information. Officer Janko stated that officers would use their personal vehicles for patrol. Attached is Officer Janko's proposal.

SEAL made a presentation January 30, and stated that they would charge \$35 dollars per hour which included an officer, a SEAL car and canine. Attached is the proposal from SEAL.

A committee member was going to contact the Sheriff's office to see if they would be interested in providing a security patrol program. We have not received any information back.

I am not aware of any conversations where committee members