



PADRE ISLES PROPERTY OWNERS ASSOCIATION

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July 24, 2020

Investigation of Alleged Allegations proffered by Marta Sprout, Unnamed Sources, and Ray Morais, Jr.

Marvin Jones, PIPOA Board President

This investigation began with Marta Sprout stating alleged allegations she received from unnamed sources. The allegations were against Robert Pruski and Heather Cooley Coxe. Subsequently, Ray Morais, Jr. came forward and made additional allegations against Heather Cooley Coxe, Robert Pruski, and Jim Smock. The investigation includes interviews with:

1. Robert Pruski
2. Heather Cooley Coxe
3. Jim Smock
4. Ray Morais, Jr.
5. Andrew Coxe

Furthermore, several emails have been reviewed and are included herein.

Conclusion:

The investigation concludes that Robert Pruski, Heather Cooley Coxe, and Jim Smock are completely innocent of any wrongdoing as alleged. There is no evidence to sustain any other finding. However, the veracity of the allegations made by Ray Morais, Jr. are subject to suspicion resulting from his family's lawsuit against Heather Cooley Coxe. The report that follows provides all the relevant information.

Marvin Jones, PIPOA Board President

Marta Sprout

On Monday, June 29, 2020, Marta Sprout met with Jim Smock at the PIPOA office. During their meeting, Marta Sprout related that certain individuals had advised her that Robert Pruski and Heather Cooley Coxe allegedly accepted gifts or other things of value from individuals with business before the ACC. According to Jim Smock, he asked for specifics of the allegations, including the names of the complaining parties and details regarding the gifts of value. Marta Sprout refused to provide the names of the complainants. Furthermore, she declined to furnish details of the gifts and the parties giving the gifts. Nick Colosi was also at this meeting and attested that Marta Sprout made no allegations of her own. That is, she was simply relaying information from other persons.

That same day, Jim Smock spoke with Robert Pruski and Heather Cooley Coxe regarding the allegations. Robert Pruski and Heather Cooley Cox denied the allegations.

After Jim Smock spoke with Robert Pruski and Heather Cooley Coxe, I too reached out and talked with Robert Pruski and Heather Cooley Coxe regarding this matter. Each one vehemently denied the allegations. Furthermore, neither could provide information that would further the inquiry.

In terms of the investigation, on June 30, 2020, I sent the Board an email regarding the investigation of the allegations against Robert Pruski and Heather Cooley Coxe. In the email, I said, "I call upon Marta Sprout to provide the identity of the complainants." To date, Marta Sprout has not come forward with the names of the complainants.

At this point in time, the investigation into the allegations was stymied. Without the names of the complainants, it was not possible to proceed.

On July 20, 2020, I again sent an email to the Board. In the email, I again called for Marta Sprout to provide the names of the accusers. I set a deadline for Marta Sprout to respond by July 21, 2020, at 5:00 PM. Again, to date, I have received no response from Marta Sprout.

On July 21, 2020, Marta Sprout and Nick Colosi, again met with Jim Smock. At which time, Marta Sprout told Jim Smock she had received information that Heather Cooley Coxe's husband, Andrew Coxe, had told someone at a Yacht Club boat function, Heather Cooley Coxe had participated in a skeet shooting event sponsored and paid for by builders. Marta Sprout refused to identify the party from whom she received this information or any other details. (See page 5, Interview with Ray Morais, Jr.)

Jim Smock

Jim Smock denies any involvement with contractors, builders, or anyone else that has business with the PIPOA beyond his normal course pertaining to his job function.

Robert Pruski

Robert Pruski denies any involvement with contractors, builders, or anyone else that has business with the PIPOA beyond his normal course pertaining to his job function.

Unnamed Parties

The unnamed parties spoken of by Marta Sprout were unable to provide information or to be interviewed.

Ray Morais, Jr.

On July 12, 2020, Ray Morais, Jr. (Mr. Morais) sent an email to the Executive Director, Jim Smock, and the PIPOA Board of Directors. His email did not include Tommy Kurtz. Tommy Kurtz was forwarded a copy. Below is a copy of the email:

From: Ray Morais <raymorais61@yahoo.com>

Sent: Sunday, July 12, 2020 7:00 PM

To: jim@pipoa.net

Cc: mjones@pipoa.net; msprout@pipoa.net; ncolosi@pipoa.net; dan@pipoa.net; john@pipoa.net; 'Sandy Graves'

Subject: Re: 3 Basement Houses on Palmira Ave.

Jim , I wanted to wait to reply to this email correctly .Now that we have been able to see how it transpired. For one you lied ! The houses in question 3 of them were submitted as 1 drawing .As the ED you know our covenants as does Heather Cooley . You also know the 1000 foot rule and you also know the structures ARE Not Congruent to the neighbor hood. So this letter is stock full of lies. Now my question is why ? Why would a builder have to keep saying in essence are you sure I can build these foundations ? Why would You and ACC coordinator keep pushing the ACC after they denied the builds for numerous reasons. .Why ?Robert Pruski new better and praised his guys for denying the builds and he never signed off on them . I believe this is the straw that will break the camels back I also think their needs to be an investigation. Into the two people mentioned . It seems we have something more sinister going on. I also would like to know how does the board monitor gifts dinners and trips between employees and

builders or developers? Stay safe I'm sure I will get no response as usual. As Marvin said you cant believe all you read on social media ,but you sure can in black and white.

On July 19, 2020, Marvin Jones and Sandy Graves met with Ray Morais, Jr. to discuss his email. Below is the interview discussion with Mr. Morais.

Mr. Morais states in his email, ..."I also think there needs to be an investigation. Into the two people mentioned. It seems we have something more sinister going on." I posed this question to Mr. Morais; you stated there should be an investigation into the two people mentioned. Your email mentions three people, which two are you referring? He stated, "Heather, Jim, and kind of Robert."

Thereafter, I asked Mr. Morais what specific allegation do you have against Jim and what evidence or information do you have to support that allegation? He replied, "I have no evidence and have nothing on, Jim."

I repeated the question regarding Robert Pruski. His answer was, "I have no evidence and nothing on Robert."

The same question was asked regarding Heather Cooley Coxe. Mr. Morais' reply was he had a conversation with Heather's husband, Andrew Coxe, at a Yacht Club boating function at the marina, Marker 37. The exact date of the conversation was unclear in that there had been more than one function at Marker 37 within the last year, and he was not sure which function it was. According to Mr. Morais, Andrew Coxe told him that "Heather was not present at Marker 37 because she was at an exclusive builder sponsored skeet shoot. The shoot was three to four days long, and the builders paid for her participation in the outing." Andrew Coxe further stated that "she does this stuff all the time."

Mr. Morais related that he had no idea what builders were involved in the skeet shooting event, nor did he have additional evidence or information regarding where the skeet shooting event was held. Mr. Morais was asked if he had any documentation or other form of information or evidence? He could only offer a conversation with Heather's husband, Andrew Coxe.

I asked Mr. Morais if he had a conversation with Marta Sprout regarding his allegation concerning Heather Cooley Coxe. His first response was he did not have a conversation with Marta Sprout about this matter. However, when pressed a second time, he remembered discussing Heather Cooley Coxe with Marta and a discussion regarding Andrew and his conversation regarding the shooting event.

I asked Mr. Morais if he had discussed Heather's shooting event with anyone else? His answer was "no." He had not discussed this with others. I asked Mr. Morais if he had any additional information or evidence that Heather had received gifts, dinners,

trips, or anything in value from anyone? He replied he had no information or evidence regarding Heather receiving anything of value.

Mr. Morais made the following statement (not responding to a question) "Heather runs this office, she needs to go."

Sandy Graves asked Mr. Morais if the builders, he referred to, were island builders or where they area-wide builders? He replied I do not know what builders or contractors were involved.

On Monday, July 20, 2020, I asked Mr. Morais if he would provide a written statement regarding our previous day's conversation. He said he would consider it. On Wednesday, July 22, 2020, I asked Mr. Morais for his written statement regarding the matter. As of the time this report was created, he had not provided a written statement. (See page 3, last paragraph)

It should be noted that Ray Morais, Sr. and his wife have sued the PIPOA regarding the construction of a house on Cobo de Baro. Furthermore, Mr. Morais, Sr., after filing his initial suit, amended his Petition and sued Heather Cooley Coxe, individually, in her position as an employee of the PIPOA. This lawsuit is pending.

Andrew Cox

On Monday, July 20, 2020, I had two conversations with Andrew Coxe. Below is an email I received from him, which accurately recaps our conversations.

On Mon, Jul 20, 2020, 8:37 PM ANDREW COXE wrote:

Mavin,

I wanted to recap our conversations today at 10:12AM and 11:25AM.

During the first conversation, you called and asked if I had conversations with Ray Morais Jr. (JR) at Marker 37 during a boating even put on by Fred Edler in April or May. The subject of the conversations in question was whether or not I had said to JR that Heather had benefitted from skeet shoots or other tournaments and been gifted guns as a result of her employment at PIPOA. In essence, you were asking if she was receiving benefits for favors, including preferential treatment of builders during recent construction projects in the PIPOA.

I told you none of the above was true.

I informed you at that time that I was not present at a boating even in April or May.

I had not been to Marker 37 in April/May.

I had not spoken to JR.

I did offer that I recalled a PIYC boating event that I believe happened in 2019 whereby I drove by car and maybe I talked to JR. I was not sure of that timeline and I would have to find out more information.

I did offer that Heather was involved in a shoot sometime in 2019 and that her absence from the Marker 37 event, that I believed happened in 2019, was probably related.

During the second conversation, I called to tell you that a boating event happened at Marker 37 on or about 9/28/2019. You told me that this was well before anything was in the works on Palmira.

I did ask you to have JR provide a written statement to you, as a representative of the PIPOA, recapping the conversations that he alleges he had with me at Marker 37 in April/May that directly support his false claims of preferential treatment of builders in exchange for kickbacks. This will be the best way to directly address the false allegations being made against Heather.

Thank you,
Andrew Coxe

Heather Cooley Coxe

Heather Cooley Coxe adamantly denies receiving anything of value from any builders or contractors. According to Heather Cooley Coxe, she did participate in a shooting event in 2019. The charity, Majesty Outdoors, sponsored the event. On July 20, 2020, Heather Cooley Coxe provided the below email with pictures and receipts. In addition, Heather Cooley Coxe states contractors or builders did not attend this event. Furthermore, she claims, Ray Morais, Jr. intentionally twisted any conversation that Ray Morais, Jr. had with her husband, Andrew Coxe, to suit his own purposes. Heather Cooley Coxe demands that the Morais family stop harassing her.

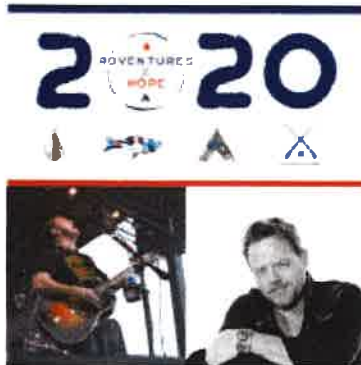
On July 20, 2020, HEATHER COOLEY COXE wrote:

Marvin,

Here are my receipts from the 09/28 shoot I participated in to benefit Majesty Outdoors, a 501 (c) (3) working to "Build a Generation of Hope by Shattering the Cycle of Fatherlessness." I included a photo, too. If necessary, I can provide receipts for other donations...to Majesty, CCA, and more.



Majesty Outdoors is a 501 (c)(3) non-profit working to "Build a Generation of Hope by Shattering the Cycle of Fatherlessness"



Adventures of Hope
Our Sporting Clay Shoot and Gala has been re-scheduled for October 10-11, 2020. Both events are taking place at:

[Maiek Buckhorn Creek Ranch](#)
The Shoot is a 100 bird match for teams of 4. Registration at 8:30AM, awards and lunch at 1:30PM. The Gala begins on Sunday at 5:00PM with a concert from Texas Legends Cory Morrow and Pat Green. Dinner and program take us into an evening under the Texas Stars. Raffles, live auction items, and a very special give-away of a new [Texas Trophy Hunter Edition Silverado!](#) And of course, the real purpose of the event, the youth and mentors, will be spotlighted with stories of victory and success as TideChangers continues to "build a generation of hope by shattering the cycle of fatherlessness". For information on sponsorship availabilities and registration, please visit our [AOH Registration Site](#).

Let's Take This Outside!
We have exciting news about our TideChangers Mentor Chapters and plans for launching in new communities. Our staff has been busy working during the "stay at home" orders on planning and preparations for our new, "Let's Take This Outside" Community Events. These one-day events will be scheduled across Texas in communities that are anxious to start a new TideChangers Chapter. Events will be free to families and will include a variety of outdoor activities such as archery, fishing instruction, and firearms safety. Each event will also include sessions to raise awareness of the fatherless epidemic, and to enlist volunteers and participants for a TideChangers Chapter, as well as schedule training and launch dates. For info on volunteering or scheduling an event in your community, follow this link: ["Let's Take This Outside"](#)

It's All About the Kids!
As with most of America, Majesty Outdoors operations are being restricted by COVID 19 and "stay at home" orders. Our staff is utilizing this time to:

- Encourage our current TideChangers Chapters through virtual meetings
- Prepare for upcoming "Let's Take This Outside" Community Events
- Donor maintenance on our database
- Upkeep on our scholarship program

We are not however able to do outside work on growing new Chapters or holding fundraising events. Now more than ever we are dependent on our supporters to keep our mission of "building a generation of hope by shattering the cycle of fatherlessness" alive. Please consider a monthly or one time donation:

[Donate Now](#)

[Learn More](#)

[Donate](#)

[Volunteer](#)





Majesty Outdoors

How was your experience?



\$421.00

Poker Chip	\$421.00
Total	\$421.00



Majesty Outdoors
210-701-4200

Visa 7160 (Keyed)
VISA

Sep 28 2019 at 12:45 PM
#6KD8

Auth code: 06326D



Dear Heather,

Thank you for supporting TideChangers. It is through the help and generosity of people like you that we are able to continue our work in shattering the cycle of fatherlessness. Your compassionate support truly makes a difference!

Thank you for everything you do,

Majesty Outdoors

Contact Information

First Name: **Heather**

Last Name: **Cooley**

Company Name:

Address: [REDACTED]

Address 2:

City: **Corpus Christi**

State/Province: **Texas**

Zip/Postal Code: **78418**

Home Phone: [REDACTED]

Cell Phone: [REDACTED]

Work Phone:

Email: [REDACTED]

✔ Items selected for Heather Cooley

Item Description	Quantity	Amount
\$625 Registration (per participant)	1	\$625.00
Help Us Cover Costs	1	\$10.00
<i>Items Count : 2</i>		<i>Total : \$635.00</i>

🔍 Details for Heather Cooley

Item: **\$625 Registration (per participant)**

of participants: **1 X \$625.00= \$625.00**

- *Includes open bar*
- *Includes lunch*