

**PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY BOARD OF DIRECTORS MEETING
25 August, 2020
MEETING MINUTES**

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Tommy Kurtz, Nick Colosi, Marta Sprout.

2. APPOINTMENT OF ASSISTANT SECRETARY TO TAKE THE MINUTES

MOTION:	Sandy: I'd like to make a motion that we appoint Vicki Marsden McGinley as the temporary Assistant Secretary probably until the March election and to do the back minutes.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, and Sandy,	NAY = 2. Nick and Marta
MOTION CARRIED		

3. CONFLICT OF INTEREST

- a. No conflict of interest statements submitted by board members or staff.

4. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:

- a. Presentation by Mr William Causey, P.E., Urban Engineering briefed on the condition of the bulkheads. He has submitted a cost-effective plan to the Board for review to make repairs.
- b. Jeff Smith, CPA for the PIPOA. Changes with the financials: Currently increasing line items to break them out further into sub-categories and make it easier for the reader to know what's specifically being spent under the major line items.

5. MEMBERS COMMENTS:

- a. Ryan Feikls. Issue with new properties on Palmira.
- b. Nick Colosi resigned from the Board.
- c. Marta Sprout resigned from the Board.
- d. No other member's comments.

The board took a 5-minute comfort break. 6:07pm – 6:12pm.

6. PRESIDENT'S REPORT

Marvin Jones reported the following:

- a. Polly Balzer, our ISAAC representative and Marvin have been appointed to a sub-committee to ISAAC for recommendations to the City for short term rentals on The

Island.

MOTION:	Tommy: I make a motion to suspend the agenda temporarily.	
SECOND:	Sandy	
VOTE:	AYE = 4. Marvin, Dan, Tommy, and Sandy.	NAY = 0
MOTION CARRIED		

MOTION:	Sandy: I make a motion to appoint Dan (Brown) as temporary Treasurer.	
SECOND:	Tommy	
VOTE:	AYE = 4. Marvin, Dan, Tommy, and Sandy.	NAY = 0
MOTION CARRIED		

7. EXECUTIVE DIRECTOR REPORT: (The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)

- a. Next Board Meeting will be Tuesday September 22nd.
- b. TOPS1 transition (Property Management Software) has had a slowdown but is expected to be completed for October 1, 2020.
- c. Bulkhead Database creation, as approved by the board per June 23rd will be created by Mr Paul Zanetti. The database will track bulkhead repairs. Mr Zanetti has asked the board for a letter of authorization for him to start work.
- d. PIPOA Website. The board received a draft mock-up of what the new website will look like.
- e. 2019 Audit nearly complete.
- f. Labor Day – Boat Ramps. Alliance Patrol Services will be monitoring the ramps for cars/trailers without the proper stickers.
- g. Billish Park. City of Corpus Christi's Assist. Dir. Of Parks and Rec will meet with Jim to discuss replacement of park equipment that is old/rusty.
- h. PIPOA Office will be closed Monday September 7 for the Labor Day holiday.

8. CONSENT AGENDA: (Routine items; acceptable without further discussion)

Meeting minutes for July 28 2020 have not been written. The revised June 23 2020 Meeting Minutes were approved.

9. COMMITTEE REPORTS: (With Possible Board Actions):

- a. Architectural Control Committee (ACC) – David Heitzman. Robert Pruiski's (ACC Chair) term is up at the end of September.

MOTION:	Sandy: I'd like to make a motion to appoint David Heitzman the new ACC Chair effective September 1 2020.	
SECOND:	Tommy	

VOTE:	AYE = 4. Marvin, Dan, Tommy, and Sandy.	NAY = 0.
MOTION CARRIED		

- b. Still looking for people to fill the 3 positions.
- c. July had 22 applications sent through the committee for approval. 10 approved, 2 approved with conditions, and 10 were denied. August 46 applications sent through the committee. 4 were denied, 41 approved, and 1 approved with conditions.
- d. Next committee meeting is scheduled for September 14, 5:30pm at the PIPOA office.

10. TREASURER'S REPORT - FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports. No motion required)

- a. Dan Brown has reviewed the financial statements and believes they fairly represent the financials of the Association.

MOTION:	Tommy: I motion to accept the July financials.	
SECOND:	Sandy	
VOTE:	AYE = 4. Marvin, Dan, Tommy, and Sandy.	NAY = 0.
MOTION CARRIED		

11. OLD BUSINESS: (Motions as required)

- a. PIPOA Project Manager position moved to Executive Session.
- b. Management Company: Jim has received some proposals from 2 management companies. A Zoom meeting has been set up for tomorrow with another company.
- c. Builder and Fine Refunds. Some refunds have been returned or there is no current address for them to be sent/or they've been returned.
- d. If you're a current owner and if you paid a fine you will be credited the fine back to your CAM Fees.
- e. 6 out of 7 development properties that were in the PIPOA but had not been assessed CAM fees have now received them via certified mail.
- f. Communications. 3 proposals have been received for a PR firm to educate the residents on what the ARCH is proposing.

12. NEW BUSINESS: (With Possible Board Action)

- a. Connelly vs the PIPOA. Currently under litigation at the time of this meeting so no comments will be made.
- b. Board Vacancy. 3 people applied. The board voted at the meeting after interviewing each candidate independently prior to the meeting. The board chose Ray Singleton 4-0.
- c. PIPOA Newsletter.

MOTION:	Sandy: I'd like to make the motion that the board put out a quarterly newsletter to our members.	
SECOND:	Tommy	
VOTE:	AYE = 4. Marvin, Dan, Tommy, and	NAY = 0.

	Sandy.	
MOTION CARRIED		

- d. Board Election 2021. Proposed to use the company Election Trust again to manage the next election with some minor changes to lower the cost.
- e. Survey Results. Closing Boat Ramps was the most popular change according to the survey. 95 want to close them to make them exclusive to the PIPOA members. Jim will explore options to make this happen.

12. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters:

13. RECONVENE in Open Session: 8:10pm

MOTION:	Tommy: I make a motion to hire the person to manage the bulkhead repairs.	
SECOND:	Sandy	
VOTE:	AYE = 5. Marvin, Dan, Tommy, Sandy, and Ray (new board member).	NAY = 0.
MOTION CARRIED		

14. ADJOURN

MOTION:	Ray: I would like to make a motion to adjourn the meeting. (8:13pm)	
SECOND:	Tommy	
VOTE:	AYE = 5. Marvin, Dan, Tommy, Sandy, and Ray (new board member).	NAY = 0.
MOTION CARRIED		

NOTE: To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: Padreislespoa.net > meeting-minutes-agendas-budgeting-and-balance-sheets

Meetings are organized by date.