

PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY BOARD OF DIRECTORS MEETING
28 July, 2020
MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:40 PM.
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Nick Colosi (virtual), John Weiss, Tommy Kurtz.
- c) ABSENT: Marta Sprout (vote given to Nick Colosi).

2. CONFLICT OF INTEREST

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

3. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:

- a. Presentation by Mr William Causey, P.E., Urban Engineering has been cancelled for tonight due to a family issue. He will reschedule.

4. MEMBERS COMMENTS:

- a. No members comments.

5. PRESIDENT'S REPORT

Marvin Jones reported the following:

- a. Will add comments during the topics.

6. 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 August 25th.
- b. TOPS1 transition (Property Management Software) is underway with an anticipated completion of September 1, 2020.
- c. Bulkhead Database will be created by Mr Paul Zanetti, as per June 23rd Board vote. The database will track bulkhead repairs.
- d. PIPOA Website – There are issues with the current site. The current creators of the website have not really understood our needs. We will now be using Wickley Interactive (San Antonio) will create the new site.
- e. The Board has received a summary of the completed surveys (344), with an extra 150 surveys coming in today. We're working on collating all data. A total 494 completed surveys have been returned to the PIPOA. More information once all data has been reviewed.
- f. 2019 Audit continues and should be completed by mid-August
- g. June 23rd Meeting. Waterflow Analysis: The Blucher Institute – there is no waterflow-analysis-data, based on modelling, to show what the water breakthrough near the German Bakery will do to either the current water salinity or existing bulkheads. The

board will have a workshop with Mr Robbie Coggins, who is an expert in this field, to discuss how best to move forward.

MOTION:	Tommy: I make a motion we use Paul Zanneti to create the Bulkhead Database for \$3,000.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Nick and Marta	NAY = 0
MOTION CARRIED		

- h. Reported that there were accusations made by two board members and a former ACC member regarding a staff member, a committee member and the Executive Director. This has made for a very hostile, harassing, and divisive work environment.

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

Meeting minutes for June 2020 needs some small updates/corrections before being approved after email review and vote.

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

- a. Architectural Control Committee (ACC) – Robert Pruisky and Heather Cooley-Coxe: As the two members who were accused of wrongdoings by Board Members, Marta Sprout and Nick Colosi, both spoke to those allegations. After an investigation by Board President, Marvin Jones, Robert and Heather were found to have done no wrong.
- b. Robert reported that the ACC had ceased reviewing plans until there has been an investigation into the allegations for fear they will be accused. As there had been an investigation, the ACC has 30 plans are awaiting review.
- c. Heather requested a formal resolution passed by the Board to exonerate both Robert and Heather. Heather also asked for all of the board emails be released.
- d. The City of Corpus Christi has reached out to the ACC to borrow our drainage plans as they believe the plans are a good solution to drainage problems.

PRESIDENT COMMENT:

There was a thorough investigation by the Board President where all those alleged of wrongdoing were exonerated. Jim Smock will post the report on the PIPOA website for members to review.

MOTION:	Dan: I'd like to make a motion to censure Marta for her actions, as presented in tonight's meeting, regarding unsubstantiated allegations she presented against a staff member and an ACC member.	
AMENDMENT:	Sandy: Amended to include "... censure in writing ..."	
SECOND:	Sandy	
Amendment Second:	Tommy	
VOTE:	AYE = 5. Marvin, Dan, Tommy, John,	NAY = 1. Marta

	Sandy,	ABSTAINING: 1. Nick
MOTION CARRIED		

PRESIDENT COMMENT:

Called for a 5-minute recess (comfort break). All agreed.

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

- a. No unusual expenses this year. Will not approve this month's statement as he has some questions regarding breaking out line items for expenditure.
- b. Would like to give Board Members more visibility into the expenditures (not access).
- c. Regarding the statements, suggests they should be broken-down line items rather than lumping things together. E.g., for the Bulkheads line item have it broken down into money spent for: tie lines, bulkheads, and washout repairs.

MOTION:	Dan: I motion we accept the financials as presented.	
SECOND:	John	
VOTE:	AYE = 7. Marvin, Dan, Tommy, John, Sandy, Nick and Marta	NAY = 0.
MOTION CARRIED		

10. OLD BUSINESS: (Motions as required)

- a. PIPOA Project Manager position: Four resume's have been received to date for review. The position is still open.

11. NEW BUSINESS: (With Possible Board Action)

- a. Bulkheads: Urban Engineering's Task Order 3 with the PIPOA. Eleven properties to move ahead with repairs.
- b. Management Companies: Jim to explore options of bringing in a management company to manage the PIPOA.
- c. Maintenance of Medians/Cul-De-Sacs/Canal Ends. Nueces County Property Map does not show some of these as being owned on the PIPOA. The legal opinion is that we can spend money to maintain those including canal cleanups.
- d. Builder Deposit Refunds: Close to getting all of the refunds back to the builders.
- e. Fine Refunds: PIPOA Attorney has sent a proposed resolution for the fine refunds. Statute of Limitations is 4-years.

MOTION:	Dan: I'll make a motion we adopt this resolution.	
SECOND:	Nick	
VOTE:	AYE = 7. Marvin, Dan, Tommy, John, Sandy, Nick and Marta	NAY = 0.
MOTION CARRIED		

12. EXECUTIVE SESSION: Recess to discuss Legal Matters and Personnel Matters – 7:40 – 9:23pm

13. RECONVENE in Open Session:

MOTION:	John: I make a motion to send a bill to entities as presented by Russell (Wheeler) this evening as per the advice of legal counsel.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, John, Sandy, Nick and Marta	NAY = 0.
MOTION CARRIED		

MOTION:	Sandy: I make a motion that the board come forward to oppose ARCH current initiative to reduce CAM fees/subdivision rates for the following subdivisions: Barataria Bay 3, Point Tesoro 2, Point Tesoro 4, Ports of Call, and Tradewinds and any other future ones and to oppose the liability initiative against the POA.	
SECOND:	Tommy	
VOTE:	AYE = 5. Marvin, Dan, Tommy, Sandy, John	NAY = 1. Nick ABSTAIN = 1. Marta
MOTION CARRIED		

14. ADJOURN

MOTION:	Sandy: Motion to adjourn the meeting at 9:30pm	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, John, Sandy, Nick and Marta	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.