

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 26, 2016  
POA OFFICE

BOARD MEMBERS IN ATTENDANCE: Brent Moore, Stan Hulse, Nancy Tressa, Jack Sharlow, Darrell Scanlan, Cheri Sperling and JR Miller.

OTHERS ATTENDING: Dotson Lewis, Tom Cable, Carter Tate, Scott McFarlane, Tim Parr, Aaron Horine, Paul Tressa, Sheryl Niedimter, Bill and Lancy Waters, Kathryn and Dallas Holland, Travis Kins, Linda Sharlow, John White, John Bell, Lisa Underbrink and Maybeth Christensen

President Moore called the meeting to order at 5:32.

AUDIENCE COMMENTS:

Tom Cable handed out a survey he did showing properties out of compliance with the standards. He also had a prepared handout for Board members.

Carter Tate asked what Brent's interpretation of what the procedure was to amend the Articles of Incorporation. He also asked a question on the By-Laws concerning the procedure to change. Brent said he would defer this question until our attorney, John Bell, arrives.

Aaron Horine has been a resident for about 6 months and would like to see something done about the trailers and vehicles parking on the vacant lots. The Board and ACC will be working on standards for parking trailers, watercraft on trailers, and so forth.

Paul Tressa asked the Board to revisit the community center building. He said there should be meetings to present the idea and take input as well as explaining how it would be funded.

Dallas Holland was attending to present his case under the procedure of Chapter 209 of the Texas Property Code. Mr. Holland had received the notification that he was in violation of the Protective Covenants in that he had 10 rabbits and 5 chickens. The Protective Covenants specifically say "no poultry is allowed." He explained that is a single dad with 2 children and the animals are used to teach responsibility and value. He felt there was a double standard since dogs were allowed and the barking dogs are definitely a nuisance. His animals do not make noise, he keeps them penned up and the pens are cleaned regularly. President Moore said he understood his situation since he, too, has a rabbit. He said this needs to be an agenda item for the next meeting and asked John Bell for a proposal. In the meantime, Mr. Holland can keep the animals.

Carter asked John Bell for an answer to his question. John referred him to Texas law covering non-profit corporations for the legal language for amending the Articles. Regarding the By-Laws question, John said there are 2 ways to amend, either by the Board or at a meeting of the owners.

MINUTES: The minutes of November 24, 2015, were accepted.

EXECUTIVE COORDINATOR'S REPORT: Maybeth said the City contacted her about doing a presentation of the new proposed FEMA maps. She suggested doing it as a part of the

February Board meeting, but as this was discussed, the feeling was that enough time should be allowed for residents to ask questions. Maybeth was directed to set a different date in February and to see if Seashore was available.

**FINANCIALS:** Stan pointed out that the amount collected was 108% over what had been budgeted and expenses were 77% of what was budgeted. Brent asked why the Tieback Inspection line had a zero. Maybeth said our bookkeeper had not broken that number out from the bulkhead repair invoices, which needs to be corrected. She explained that tieback inspections are done prior to a new house or swimming pool being built on a vacant lot, or within 15' of the bulkhead. Pezzi construction uncovers the tiebacks to check to make sure they are intact and coated prior to construction starting. There was another question regarding an amount for Billish Park. Maybeth will also check on that as no money has been spent yet for Billish Park improvements. Jack moved to accept the financial reports, Cheri seconded the motion and it passed unanimously.

**STANDING COMMITTEE:** ACC chair Linda Sharlow explained the ACC is responsible for reviewing all plans for construction to make sure they follow the guidelines. There are 5 members who are volunteers, who meet once a month with the 3 paid staff members and one Board member. They have a rotating schedule for review of plans. Plans are reviewed weekly and requests for variances or other issues are discussed at the monthly meetings. The ACC met that morning and did not have any requests or problems.

**OLD BUSINESS:**

Billish Park Update - Maybeth reported that the City is still expecting to be putting the project out for bids with work to start in April.

Bulkhead replacement – Maybeth reported that she had contacted the City about the possibility of being a part of the City contract for debris removal from the canals. The City reviewed the request and she received a response from the City which said no, but that we could contact their contractor direct to see about doing a pre-positioning contract with the contractor. There was a discussion about the fact that in the event of a major storm, there would be more debris in our canals than the loss of the bulkheads. Brent said we really need to have a professional do a risk assessment on this question.

**NEW BUSINESS:**

Island Strategic Action Committee appointment – Stan has been the PIPOA representative on ISAC. His current term is up in March and he indicated he would like to be re-appointed for another 3 year term. A member is limited to 6 years which would then require someone new after Stan's reappointment. Brent moved to appoint Stan, Nancy seconded the motion and it passed unanimously.

Seawall Maintenance – Maybeth reported on an ongoing problem of sand on the sidewalk and seawall steps, she has been involved as the PIPOA is the "trustee" of maintenance funds of which at the current time there are none. But there is an effort to get the Seawall owners to re-establish the maintenance committee. We have been meeting once a month prior to the ISAC meetings. We have had some success in getting the sand off the steps and the City has been helpful in changing the way the beach in front of the seawall is maintained. The covenants for that area say the owners are to "maintain the seawall." John Bell and Maybeth had a meeting

with the City on Monday, January 11. We had been under the false notion that the property owners were to maintain the wall in front of their property which meant the City needed to maintain the portion in front of the parking lot. Well, the second amendment to the covenants actually says that the Maintenance Committee is to maintain the wall and the City specifically was exempted. So, the City is sending a letter to that effect and basically, it means the owners are going to have to assess themselves in order to do the maintenance. There has been spalling and rebar is exposed in several places. Maybeth has asked for some quotes from engineering firms on what it would cost to do the structural survey, but not sure how this is going to turn out. We did have a woman who was willing to do grant research and writing and Maybeth was going to ask for the OK to fund up to \$2,000 for that, but the City felt that would be a waste of money. The owners, of course, are looking for everybody else to pay. The PIPOA is the "trustee" for the funds if they are collected. They do pay us 75-cents per linear foot for developed property and 35-cents per linear foot for the undeveloped property. But those funds are not seawall maintenance funds. There was a discussion and Maybeth was asked if this was taking her away from other functions. She said no. The Board indicated that the PIPOA would not fund the Maintenance Committee and that Committee needs to assess themselves for whatever work needs to be done.

Darrell told the audience that he was unable to attend the candidate meeting last week, but that he was running for re-election and was available for questions after the meeting. Jack moved to adjourn the meeting at 6:50 PM, Stan seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen