

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 27, 2015
POA OFFICE

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

OTHERS ATTENDING: John White, Linda Sharlow, Lisa Underbrink, Maybeth Christensen and the attached list.

President Carlson called the meeting to order at 5:30.

AUDIENCE PARTICIPATION: Seventeen residents attended the meeting in order to further protest the building of a community center which includes POA office space. Two residents spoke in favor and explained they had attended the other meetings where the idea was presented and discussed. The comments ranged from the Board responding to special interests and hiding things from the residents to the project would cost too much and the POA should be repairing bulkheads, dredging, hiring people to patrol the canals and cleaning gutters. Some of the Board members engaged the residents and responded to their concerns.

Concerns were raised about the self-insurance fund as well as ownership of the building. The residents asked for more transparency on the part of the Board and Association. Stan Hulse pointed out the website and the minutes are posted when they are approved. There was a discussion about why the POA does not have a Facebook page and President Carlson responded that it would take more staff just to monitor and update it. Dale Rankin from the MOON offered more space in the paper if there is more information to pass on. Maybeth responded by telling of several conversations she had with residents and when she told them there had been articles about the Center as well as the meeting notices in the MOON, they told her “they don’t read the MOON.”

There was a question about the proxy part of the ballot. The Board members responded they had only used the proxy to vote for the director position in the past and did not expect that to change. The suggestion was to make the proxy more specific. This part of the meeting lasted about 2 hours with President Carlson thanking those who attended and assuring them if they left the office, there would be no further discussion of the Center further down the agenda.

EXECUTIVE COORDINATOR REPORT: The written report is attached. President Carlson said several of the items would be discussed as the agenda items came up.

MINUTES: The minutes of November 25, 2014, were accepted with a typo correction.

FINANCIALS: Maybeth recommended the Board look at moving \$600,000 from the UBS checking account to the investment account. There was a discussion about a “cap” on the investment account versus a “floor” to the account. The Board previously had agreed that

the fund should go no lower than \$6 million. The Board might look at future adjustments such as a percentage or some formula. It was decided to ask the investment advisor to come to the February board meeting to discuss this further. Jeff wanted to have him explain how the Total adjusted cost can change.

Jeff also asked Maybeth to check with our auditor about combining the various Equity accounts on the balance sheet to better reflect the self-insurance fund. Jack moved to approve the financials, Stan seconded the motion and it passed unanimously.

STANDING COMMITTEES: The ACC report was presented.

Beautification Trust – John White reported that the Trust's efforts have been recognized as far away as San Antonio with people asking him for information on the community gardens. He is also a Board member of Beautify Corpus Christi and is working with the group to do a project on the Island.

Nancy asked the Board to consider adding another 20 plots. She did not make a motion, but asked the members to be thinking about it. She pointed out the change in the park with people being there daily. It is one of the best community projects the PIPOA has taken on and benefits a number of families who garden as well as those who now walk in the park and look at what is going on.

OLD BUSINESS: Maybeth reported there were 3 bids received for repairing the boat ramp parking lots, but only 2 were being considered since 1 did not include several items. The discussion included making sure we use the MOON to notify residents about the ramp closures in advance as well as signage directing people to other ramps. It was also decided to not stripe the lots. Nancy moved to accept the South Texas Building Partners bid of \$72,470, Stan seconded the bid and it passed with Brent abstaining from the vote since his employer does business with South Texas.

The Corpus Christi Chamber requested the PIPOA contribute \$5,000 to the windstorm lobbying efforts for this Legislative session. After discussion, Cheri moved to contribute \$2500, Nancy seconded and the motion passed with Darrell voting no.

NEW BUSINESS:

Maybeth reported that she sent out 6 request for proposals to Island landscaping companies and received 3 bids. There was a discussion of the various points in the 3 bids with Brent moving to accept the bid from Islandscape is the amount of \$49,500, Nancy seconded the motion and it passed unanimously.

The auditor contract for 2015 was approved and signed by Jeff.

Maybeth said she had a request from Mr. Rohmfeld on Captain Kidd who wanted to put a gate in a vinyl fence in order to access his yard with his boat or RV. There was a discussion about

allowing a small gate so that owners could maintain the area between the fence and Whitecap, but the Board did not want to have RV's or boats, backing or turning off Whitecap to enter the yard. The position of not allowing a gate in the vinyl fence was not changed.

Cheri distributed the home sales statistics.

Jack moved to adjourn the meeting at 8:45 PM, Stan seconded and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary