

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 31, 2017
ISLAND PRESBYTERIAN CHURCH ANNEX

BOARD MEMBERS IN ATTENDANCE: Brent Moore, Darrell Scanlan, Cheri Sperling, Stan Hulse, Leslie Hess, and Jack Sharlow. Nancy Tressa gave her proxy to Cheri Sperling.

OTHERS ATTENDING: Lisa Scheerer, Travis King, Scott McFarlane, Sue Stockton, Carter Tate, Dotson Lewis, Robert Algeo, Heather Cooley, Dale Rankin, William Goldston, John Minners, Skip Kretschmar, Karl Rubinstein, F. Shea, Cookie Cooper, Doreen Kinkel, Steve & Renee Crugnale, Marvin Jones, Stephen LeBlanc, Tom Cable, Nancy Horsley, Marshal Brancel, Meagan Furey, Ted Morris, Theresa Beck, Kevin Hendrickson, Nita Smith, Dave and Kathleen Dare Ronnie Shea, Altan Guzeldere, John Bell, Dan Hawkins, Diana Glover, Lisa Underbrink and Maybeth Christensen

President Moore called the meeting to order at 5:30 PM. He announced to the audience that the PIPOA had received a document with many questions from the Concerned Community Citizens and that a written response would be forthcoming in 7 days.

The meeting opened with the Pledge of Allegiance led by Brent Moore.

MINUTES: The minutes of November 22, 2016, were accepted as printed.

Lisa Scheerer, Development Director, Island Foundation made a presentation about the Island schools and their capital campaign. She requested the PIPOA consider a contribution to the campaign. She also told the audience about the upcoming annual Whoop It Up event which will be held April 1.

AUDIENCE COMMENTS:

Several visitors were attending just to observe.

Travis King from the concerned citizens said there needed to be better communications.

Scott McFarlane was very upset that he had received a letter about the weeds on the one side of his property. He felt it was selective enforcement and we were just another layer of government. He said the PIPOA had now "kicked the bull" and he was going to oppose any addition to the office building and in general be against things the Board is or is planning to do.

Sue Stockton said this was her first Board meeting and felt it was important for Board members to look at the people addressing them.

John Minners said he did not see very much improvement on his street as far as maintenance of properties and was not sure the program was worth the expenditure.

Karl Rubinstein said he had prepared a 22 page memo for Brent regarding various issues the Board has been working on.

Marvin Jones said there was nothing in the by-laws or covenants which allowed for the PIPOA to contribute to the schools. He also thought there needed to be a code of conduct/ethics as well as disclosure of conflict of interest. He also felt it would be better to take the money spent on compliance and spend it on hiring a security firm.

Skip Kretschmar said he had a problem with barking dogs and asked what could be done. He spoke with the CCPD officer who was in attendance.

Steve LeBlanc wanted an update on the Primavera canal end. He said he felt the City should pay for the repairs since that storm water drain had been an problem for at least 2 years with the City doing some repairs, but never really fixing the problem.

Tom Cable said he thought the fine schedule was probably not strong enough and handed out a sheet to the Board members.

Nancy Horsley said there is definitely a need for the compliance inspectors and also spoke about the Island schools and hoped folks would contribute.

Bob Algeo again said he felt the Board had invented the standards and requested the minutes reflect the point he has made repeatedly that there should be a vote regarding the standards. He also made a plea for funding the Billish playground equipment. He also asked if there would be another lot mowing letter sent since the initial one was incorrect.

Theresa Beck introduced herself as a new resident and wondered about getting more information.

Steve Crugnale asked if anyone was interested in composting.

STANDING COMMITTEE: Chair Linda Sharlow described what the ACC does. She reported there are currently 60 houses under construction and an addition 40 other permitted projects for various docks, decks, fences, remodels, etc.

PRESENTATION FROM STAFF REGARDING PIPOA PROPERTY MAINTENANCE AND COMPLIANCE PROGRAM – Dan Hawkins handed out the reports on the inspection work to date. He explained the one report was thru December 31, 2016, under the old software system. We had 118 cases which could have received fines. It has taken some extra work to get the kinks out of the new software, but it is working and Dan and Sam are able to do the work more efficiently.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported on the progress of repairs to the Primavera canal end. She met with engineers and 1 contractor last week and a bid addendum has been done which would do an investigatory phase to determine damage and possible cause in order to get the City involved. The survey of bulkheads is also moving forward. This is being done to determine what additional repairs are needed and possibly putting out the work to additional contractors. She had looked at purchasing a street sweeper, but the costs, including insurance and liability just does not make sense.

FINANCIALS: Maybeth recommended we move \$300,000 to our self insurance fund at HPO. Leslie made a motion to transfer the funds, Darrell seconded the motion and it passed unanimously. After reviewing the financial documents, Darrell moved to accept the reports, Leslie seconded the motion and it passed unanimously.

OLD BUSINESS:

Billish Park Update - William Goldston provided the update on what he had been doing to prepare a document to send to potential landscape designers/architects. The Board also reviewed the proposed contract with the City. Leslie asked several questions of John Bell and he is going to go back to the City to address those concerns.

Committees to Advise the Board – Nita Smith reported on the Canal and Waterways Committee. They are working on a plan to deal with the wake issue which causes damage to our bulkheads. The Compliance Advisory Committee was held over to the next Board meeting.

NEW BUSINESS:

Adoption of Rules and Fines Schedule – There was a discussion about whether the contractor clean-up policy should be increased. Maybeth said she had submitted a policy change earlier this year, but it was not acted on. She will circulate it again. There was also a suggestion that the ACC needed to reactivate the 4 star builder program. Leslie moved to implement the Rules and Fines Schedule, Darrell seconded the motion and it passed unanimously.

Conflict of Interest Policy – John Bell was asked to develop the policy which would require disclosure by Board members as well as staff regarding any personal or family connection to business done by the PIPOA. There has not been one in place and it is time to get this done. There should also be a form for Board members and staff to acknowledge and sign. There has been questions raised about a perceived problem so we need to make sure we are disclosing any conflict. John said he would have the policy for the next Board meeting. He also said he is working on putting together a policy manual since over the years policies have been passed for various issues so he is working at putting them into a better format and “booklet.”

Lot Mowing Policy – A suggested policy was distributed in the Board packet. As is the case with approving policies, this is held over to the February board meeting. John Bell will also look at any redo of the policy.

The Annual Meeting will be March 11 at 10 AM.

Jack moved to adjourn the meeting at 7:55 PM, Stan seconded the motion and it passed unanimously.

Respectfully submitted, Cheri Sperling, Board Secretary

The Board then had an executive session regarding personnel and legal issues. No action was taken.