

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 26, 2016
SCHLITTERBAHN

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Tom Cable, Dotson Lewis, Robert Algeo, Tommy Hallick, Heather Cooley, Dale Rankin, Jay Ellington, Scott McFarlane, David Dunseth, Royce Wells, Mike Mason, Phil and Maureen Hurlow, Marvin Jones, John Bell, Dan Hawkins, Linda Sharlow, Diana (Sam) Glover and Maybeth Christensen

President Moore called the meeting to order at 5:33 PM.

The meeting opened with the Pledge of Allegiance led by Jack Sharlow.

MINUTES: The minutes of September 27, 2016, were accepted as presented.

AUDIENCE COMMENTS:

Several visitors were attending just to observe.

Heather Cooley said she appreciated the effort, work and willingness to work with the problems she is having.

Marvin Jones asked about the wastewater smell coming from the lift station on Whitecap.

Bob Algeo again said he questioned the legality of the maintenance standards and wanted them put on a ballot.

David Dunseth spoke in support of the new plans for Billish and encouraged the Board to take on the project.

STANDING COMMITTEE: ACC committee chair Linda Sharlow reported the ACC met that morning and there were no requests for variances. Linda said there were several remodels and the committee plans to do another contractor meeting to include some of the new folks in order to let them know about our requirements. There are still almost 100 projects under construction.

PRESENTATION FROM STAFF REGARDING PIPOA PROPERTY MAINTENANCE AND COMPLIANCE PROGRAM – Dan Hawkins handed out the reports on the inspection work to date. The two inspectors have looked at approximately 3600 homes. They have opened 1276 work orders with a combined total of 2664 violations. He encouraged the Board to approve the fine schedule since there were about 80 properties which could start being assessed a fine.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported on the meeting the night before with the ISAC subcommittee and the City representatives regarding Billish Park. She said Jay Ellington, Assistant City Manager and Carter Tate, ISAC subcommittee chair were at another meeting, but would be coming to this Board meeting later to talk about the current developments. She also said the software we had discussed at the previous meeting would not be ready for us so Dan had been doing research on other possibilities and it looked like we had a viable solution which would be up by December 1. The

Board discussed the question of the date for the November Board meeting and since everyone was going to be in town the week of Thanksgiving, November 22 will be the next Board meeting. Since it is the fourth Tuesday of the month, it can be held at Island Presbyterian Church. , Sam and she had with the City Code enforcement people. She explained that for some of the residents

FINANCIALS: The Board requested Ted Oakley be invited to make a presentation/report at the November Board meeting. Maybeth will contact him. Stan pointed out the percentage expenses didn't quite work due to the dredging and Billish reserves. Stan moved to accept the financial reports, Nancy seconded the motion and it passed unanimously. Maybeth said she would be looking at including a redo of some of the boat ramp parking lots for next year.

OLD BUSINESS:

Billish Park Update - This was held over until the last item for the evening. Jay Ellington reported on the amount the City had to use for Billish Park improvements. He said the subcommittee recommended the pond be removed from the plans and that the first phase of improvements to Billish include scraping, installing irrigation system, bringing in topsoil and seeding. The City felt it would be less costly for the PIPOA to put the project out for bids and oversee the project, but that the City total commitment was for \$400,000. He said the maintenance requirement was being looked in to at the City level and he would get a better number for City maintenance reimbursement if the PIPOA and the City could come to an agreement. Brent said he was concerned about the PIPOA assuming all the risk and if there were not City approved plans for the new design, there was no guarantee the PIPOA would be reimbursed. Brent also pointed out the difficult task to bid, build and maintain. Jay was requested to contact the designer the City used to see what he might charge for the simple redo. Maybeth was instructed to contact Mr. Gignac to get an estimate from him. No funds were committed to administer the project.

Coastal Windstorm Task Force - Maybeth requested this be held over for the next meeting.

Possible Extension of Office Building – Maybeth said she was still gathering information.

NEW BUSINESS:

Committees to Advise the Board – There was a discussion about what types of committees, number of members and meetings and how to get volunteers. Stan suggested Maybeth contact Nita Smith about whether she would be interested in the Canals and Waterways. Maybeth did report that Tom Cable has done some work looking for cameras.

Regarding the Compliance Advisory Committee. Maybeth said she wrote about it in the current newsletter and had some inquiries and volunteers. It was felt the committee should be made up of 7 members. The Board would interview potential applicants. The committee could include residents with both positive and negative attitudes about compliance standards. Maybeth needs to write about both committees in the MOON and include the information in an eblast. The hope is that we will have something done by December 1.

Cheri moved to adjourn the meeting at 7:20 PM, Nancy seconded the motion and the meeting was adjourned. The Board then went into Executive Session.

The Board reconvened at 8:15 PM to consider approval of the Compliance Rules and Procedures for Enforcement of Protective Covenants. Cheri moved to accept the rules and procedures which includes the fine schedule. Nancy seconded the motion and it passed unanimously.

Jack moved to adjourn the meeting at 8:20 PM, Nancy seconded the motion and it passed unanimously.

Respectfully submitted, Maybeth Christensen