

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 28, 2017
ISLAND PRESBYTERIAN CHURCH ANNEX

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

OTHERS ATTENDING: Carter Tate, Robert Algeo, Heather Cooley, Dale Rankin, John Minners, Doreen Kinkel, Martha Brancel, Nita Smith, Karl and Nancy Rubinstein, Jim Vannatta, Linda Marshall, John Michael, Paul Tressa, Michelle Jeffers, Sandy Graves, William Goldston, Matt Roberson, John Bell, Dan Hawkins, Diana Glover, Lisa Underbrink and Maybeth Christensen

President Moore called the meeting to order at 5:31 PM. The meeting opened with the Pledge of Allegiance led by Jack Sharlow.

President Moore asked John Michael of Hanson/Naismith to give the presentation on the bulkhead survey and the Primavera canal end as Mr. Michael needed to leave to attend another meeting in Ingleside. He explained the process being used to do the survey.. They completed 4 miles on Friday and are using a GPS system which will be useful in the future. Brent asked for a schedule and timeline. The Primavera canal end exploratory phase is complete. It appears Grande cut 3 of the tiebacks when they were trenching to install their cables. There was a meeting on Monday with the City and they will be putting in the new storm water pipe.

PUBLIC COMMENT:

Several visitors were attending just to observe.

Karl Rubinstein felt the public comment should be done at the end of the meeting so that residents could make comments on items covered during the Board meeting.

Jim Vannatta is the new president of the Leeward Council of Co-owners and was attending to observe.

Dorren Kinkel presented the case for not putting the check register on line or allowing access on line.

Bob Algeo urged people to attend the meeting Saturday and vote for Marvin Jones. He again said he was not going to trim his palm trees since his dog liked to watch the squirrels that lives in the beard.

Paul Tressa encouraged owners to take pride in property ownership and maintain their property and that he disagreed with Bob.

PRESENTATIONS:

A. John Michael did his presentation at the beginning of the meeting.

B Leslie Hess did a presentation on "Stuff We Heard on the Island" responding to various issues raised at citizens forums/meet the candidate night.

C. Leslie explained the process she used to find property owners who were willing to serve on the Compliance Advisory Committee.

D. Dan Hawkins presented the reports on compliance inspection and took questions from the Board.

CONSENT AGENDA:

A. Secretary's Report: The minutes of February 28 and March 5, 2017, were accepted as printed.

B. Committee appointments: Leslie moved to appoint Sara Puckett, Michael Linnane, Henry Quigley, Mary Alice Eskridge, Scott Schmidt, Meagan Furey, Tom Cable, Tarek Saleh and Marsha Brancel to the Compliance Advisory Committee, Nancy seconded the motion and it passed unanimously.

COMMITTEE REPORTS;

A. Architectural Control Committee – Chair Linda Sharlow presented the written report and reported there are currently 170 projects underway which includes 90 houses, 15 of which are waterfront homes. There was a discussion about builder sites and the Board would like to see a new contractor policy presented. Linda also presented some maintenance standards guidelines changes which would help our compliance inspectors.

B. Canals and Waterways Committee – Nita Smith reported the committee met twice this past month and continue to gather information. She said they would like the Coast Guard Auxiliary to offer a boat safety program, which has been done in the past.

Executive Coordinator Report – Maybeth reported that thru March 27, we had collected 66% of the CAM fees. Brent pointed out that the Policy Manual which was included in the packet of information for the Board needed to be reviewed and that action would be scheduled for the April Board meeting.

Treasurer’s Report – Brent asked for information about the DelMar scholarship since a resident questioned the legality of doing that. Maybeth explained that the \$2500 was for 5 \$500 gifts to students attending DelMar from the Island. Brent asked for a DelMar Foundation rep to give a presentation at the next Board meeting. The financial reports were accepted as presented.

OLD BUSINESS:

A. Billish Park – Brent indicated this discussion would be done in Executive Session.

B. Primavera Canal End – Covered in earlier presentation.

C. Encantada Culvert update – Maybeth explained that Diver Dave Wilson did a “swim thru” again of the culverts this past September. That was 1 year after the culverts were cleaned and he had done the checking for the contractor whom we wired. There was minimal silting in September, 2016. We will continue to monitor each year.

D. Commodore’s palm trees – Although we had watered and fertilized, they just did not make it. They are being removed this week. Brent pointed out that sometimes “gifts” end up costing us money.

NEW BUSINESS:

A. Compliance Advisory – covered previously

B. Board Policy Manual – Board members will review and it will be on the April agenda for approval.

New Policies:

C. Assessment of IT System, POA Software and data backup systems – Maybeth reported that this was done in September, and she would provide a copy of the report to Brent.

D. Availability and communication of POA expenditures/documentation – The check register is available for members (owners) to review in the office. A copy of the check register is provided each month to the Board members and there is a notebook in Maybeth’s office which contains those copies for members to review. As pointed out by a resident member, the register cannot be published in the newspaper.

E. Risk assessment of POA bulkhead and canal system – already covered by the previous presentation.

F. Brent called a special meeting of the Board of Directors to be held on Saturday, April 1, prior to the reconvening of the annual meeting for the purpose of amending the By-Laws to change the requirement for election of directors from a majority to a plurality.

The Board then went into Executive Session.

The Board came back into regular session at 8:25 PM.

Nancy moved to accept Mr. Roberson's consent to paint and repair the trailer grill. He agreed to provide a photo to the Board at their next regular meeting on April 25. He is also going to look at adding landscaping or some type of screening around the trailer. The condition of the approval is based on Mr. Roberson keeping the trailer grill in good condition and having a current license on the trailer grill. Cheri second the motion and it passed unanimously.

Jack moved to adjourn the meeting at 8:40 PM, Cheri seconded the motion and the meeting was adjourned.

Respectfully submitted, Cheri Sperling, Secretary.