

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

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Jim & Lynda Bickley, Scott McFarlane, Ron Kratzer, Brent Hess, Barbara DeToto, Heather Cooley, Tom Cable, John White, John Bell, Lisa Underbrink and Maybeth Christensen

President More called the meeting to order at 5:37 PM.

AUDIENCE COMMENTS:

Most of the visitors were attending just to observe.

Carter Tate asked if there was any consideration given to his previous suggestion regarding term limits for Board Members, Brent and other Board members responded that they had not discussed it. Carter also asked if the PIPOA really needed as much money as they were collecting. There was some discussion.

Barbara DeToto had a complaint about a new home being built near her and the amount of trash that she is constantly picking up that blows into her yard. She also asked if there were limitations on the number of commercial vehicles which could be parked at a residence. She also felt the PIPOA should be doing something about the mess at Schlitterbahn. Maybeth explained Schlitterbahn is not a part of the PIPOA and that she had spoken with the people at Schlitterbahn several times about the mess.

Heather Cooley said she was new to the area and found the Schlitterban mess shameful. Although it is not part of the Association, she felt the Association needed to do more about getting it cleaned up. It is an embarrassment. John Bell indicated he would suggest a plan of action and provide that information to Maybeth.

Tom Cable handed out his most recent survey on compliance which indicated that education about the standards had not had measureable effect. He told the Board about his trying to get cameras for setting up a system to do something about the boaters who are violating the No Wake area.

MINUTES: The minutes of March 29, 2016, were accepted with the typo correction.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported that she would be in touch with the contractor to trim the palm trees along Park Road 22 as you enter the Island. She did say that it looked as if at least one of the palms was dead due to the water line construction and the contractor is supposed to replace it. She also talked about the magnitude of the maintenance problem and looks forward to hiring additional help.

FINANCIALS: The question was asked about historical collections of CAM fees. Maybeth will have a report covering the last 6 years for the next Board meeting. Stan moved to accept the financial reports, Jack seconded the motion and it passed unanimously.

STANDING COMMITTEE: ACC committee member Brent Hess reported the ACC met that morning. There were no builders or residents asking for variances, but they did approve several plans for houses, pools and fences. President Moore asked if the ACC knew how many projects were currently underway. Brent did not have that information, but it will be available for the next Board meeting. Maybeth said she was working on a new contractor policy and will be sending it out so the Board can think about it before the next Board meeting. We have so many problems with builders not keeping their job sites clean and so she is working on a new policy that will basically be a 3 strike and the contractor loses the clean-up deposit and the next clean up deposit will double.

OLD BUSINESS:

Billish Park Update - Maybeth reported that the bids were over the amount of money available. Brent said he was reviewing the documents and that one possibility would be for the PIPOA to adopt a portion of the park. John White told the Board that Beautify Corpus Christi might be able to provide volunteers if needed.

Bulkhead Repairs – Maybeth and Brent need to finalize the RFQ.

Rabbit and Poultry issue – Maybeth reported she had advised Mr. Holland the chickens would have to go. She had expected him to attend the meeting tonight, but he was not here. Stan moved to adopt the Pet Policy which added rabbits to allowed but kept poultry (chickens) as not allowed in the covenants, Cheri seconded the motion and it passed unanimously.

NEW BUSINESS;

Whitecap Median – Maybeth said she sent out request for proposals and expects to have bids back in about 10 days. She will send out a request for motion and approval by email.

Encantada culverts – Darrell asked that this be placed on the agenda. He told of the person who attended the Park Road 22 bridge hearing talking about the culverts already starting to silt in. He thought we needed to do an annual inspection. Maybeth said David Wilson who lives on the Island and has a diving company was the person HDR contracted with to do the survey last year. She will contact him directly since he has the videos he did last year.

Jack Sharlow said we really need to have an American Flag at our meetings and we need to open the meeting with the Pledge. Everyone agreed so there will be a flag at the next meeting.

Jack moved to adjourn the meeting at 7:20 PM, Cheri seconded the motion and the meeting was adjourned. Brent advised that there would be an Executive Session for the purpose of discussing personnel issues.

Meeting was reconvened at 8:20 PM after Executive Session.

Stan moved to authorize hiring of 2 people for the maintenance standards position and to adjust the budget accordingly, Cheri seconded the motion and it passed unanimously.

Respectfully submitted, Maybeth Christensen