

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
**CORRECTED** APRIL 28, 2015  
POA OFFICE

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

OTHERS ATTENDING: William Goldston, John White, Carter Tate, Nita Smith, Dale Rankin, Tom Cable, Bob Nash, Scott McFarlane, Barbara DeToto, Marsha Brancel, Len Friesen, John Morrison, John Vaughn, Dotson Lewis, John Bell, Philip Young, Lisa Underbrink, Maybeth Christensen

Vice President Hulse called the meeting to order at 5:31 PM.

AUDIENCE PARTICIPATION: Barbara DeToto said she was working on a possible grant. Scott McFarlane presented his analysis of the cost of a new community center and said “we can not afford it. Bob Nash asked about the Beautification Trust expenditures. From his analysis so far, it looked like there was about \$59,000 not accounted for and that John White had received over \$100,000. He asked if the Board felt they got their money’s worth. He also wanted the minutes to note he had made a written email request for the information. Jeff Carlson responded that the Trust was suspended and that there would be an independent audit of the books. Tom Cable presented a paper on thoughts about rules. He said he analyses problems and tries to find solutions. Nita Smith talked about a washout problem which she believes has not been fixed and questioned whether the tiebacks had been checked when the contractor repaired her bulkhead.

EXECUTIVE COORDINATOR REPORT: Maybeth reported she had met with the company who did the repairs on the boat ramp parking lots regarding the holes which need to be repaired. They have all been marked and hopefully, the rain will stop long enough for the contractor to get back out to fix them. The contractor did tell her the asphalt is very thin and we should really look at doing a full overlay at all the ramps. Maybeth also reported a CD was rolled over so we again have \$500,000 in CD’s. She is starting to work on collections of seriously past due accounts.

MINUTES: The minutes of March 24, 2015, were accepted as written.

FINANCIALS: There was a question about whether the financial information should be added to the website. Maybeth was directed to make that happen. Maybeth said Dale had asked about putting the entire check register online, but our auditor did not think that was a good idea. John Bell indicated that information was available to members if they came to the office and pointed out it was not “public” information, but ‘Member’ information. Maybeth is to also see what it would take to allow members to login with a password to see “member” information. Jeff moved to accept the financial reports, Nancy seconded the motion and it passed unanimously.

STANDING COMMITTEES: The ACC report was presented. The Committee is working on rewriting some of the guidelines on fencing and should have the new guidelines ready for Board approval at the June board meeting.

#### OLD BUSINESS :

Billish Park Update – Maybeth gave a recap of the bond money and reported that the new design is 60% completed. The City is hopeful to start the project later this year. Maybeth explained that POA commitment of \$200,000. Bob Nash questioned whether the Board could do that.

John Bell, the PIPOA attorney said yes, and would provide a legal opinion supporting that effort.

Encantada culverts and maintenance dredging – Maybeth talked about the meeting she had with Dan Garza of HDR regarding the repairs to the one broken area of one of the culverts. She had a tentative cost for the repairs of \$10,000. Nancy moved to spend no more than \$10,000 for the repairs, Jack seconded the motion and it passed unanimously. Maybeth explained that we would be doing a hydrographic survey this fall to determine the amount of spoil/silt to be removed. We do not have a plan to monitor the silting of the culverts at that time.

Progress on Canal/Boat camera monitoring – Tom cable reported he had discussion with various companies and a representative from AT&T is supposed to be contacting the office to setup a visit to explain what they have to offer.

Parking and Boat Ramp Violations – Maybeth reported that as of April 22, 2015, we had issued 138 warnings. We have towed 2 trailers, 1 boat and started to tow another boat when the owner showed up to remove it. The sales of 2015 stickers to date total 548 compared to 403 at this time last year. The total sales for 2014 was 764.

Garden Plot status – John reported that there about 7 working days away from completion of the final 20 plots. All have been assigned and there are currently 8 people on the waiting list. He explained they are a total of 100 10 x 15 raised beds. Nancy told the audience they should really go and take a look at the gardens. She also told them about the Island gardeners redoing and keeping up the lovely butterfly garden which is by the garden plots.

Whitecap Medians – The consensus is that they look great. Maybeth needs to put together a plan for completing the rest of Whitecap to start this fall.

#### NEW BUSINESS:

Article 9 – Some audience members objected to this being on the agenda. Jeff said he asked it be added because he would like more information and listed the following: Method to change, i.e. meeting or mail out ballot or combination. Time frame for printing, mailing and deadline. The cost to print and mail. Having an independent agent count. Educate – ads, special meeting. What should it say. Need a legal opinion on what the 2/3 means. Some audience members thought there should be an identification of the project.

Common Areas – Since Cheri asked this be on the agenda and she was not able to be at the meeting, Jeff moved to table the item, Jack seconded and the motion passed unanimously.

Whitecap fences – Nancy asked this be on the agenda and she just wanted to say how much better the vinyl fences look and hoped that more of the owners would decide to increase their back yards and do the new fencing.

Jackfish Ramp – Maybeth had 1 quote for redoing the entrance area. She was instructed to get 2 more quotes for this work.

Stan said he would like to add an item for the next Board meeting agenda. He would like to identify firms which could provide us with estimates of the cost to repair the bulkheads in the event of various levels of hurricanes. In other words, a baseline risk assessment.

Jack moved to adjourn the meeting at 7:10 PM, Jeff seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary