

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 21, 2015
POA OFFICE

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

OTHERS ATTENDING: John White, Carter Tate, Tom Cable, Bob Nash, Scott McFarlane, Barbara DeToto, John Morrison, Lisa Underbrink, Maybeth Christensen

President Moore called the meeting to order at 5:30 PM.

Maybeth said that due to the date change and the flooding, Billie Delgado was not able to attend the meeting to make the storm modeling presentation.

AUDIENCE PARTICIPATION: Bob Nash asked, again, if the PIPOA needs to own property in order to improve it, specifically citing Article 4 of the Articles of Incorporation in regards to improving Billish Park. John Bell provided a legal opinion on the issue which basically says, no. A copy will be sent to those who asked for it. He also asked when the audit of the Beautification Trust would be done and wanted to know if the Trust still existed. Maybeth said she had exchanged calls with another organization which may be interested in doing Island beautification projects, but nothing had been formalized. Maybeth also reported she was waiting for more copies of information from the Island Foundation before the material was all sent out for audit.

Tom Cable noted his proposal on rules and regulations was not on the agenda and asked that it be added to the June meeting. He said he felt the PIPOA had 5 things they needed to do in order to protect and enhance the quality of life on the Island: 1) maintain working relations with the various governmental bodies; 2) maintain the bulkheads and canals; 3) maintain the common areas; 4) maintain the boat ramps and sell stickers for the ramps; and 5) enforce the rules and regulations. He felt the one the POA was lacking was enforcing the rules. He did a survey in one of the sub-divisions and found several violations. If we have rules, they need to be enforced.

Carter Tate talked about the sailboat anchored in the spoil island area and that a man is living on it. Maybeth said she had contacted GLO and Fish and Wildlife, they both reported back they had checked on it, but there were no violations for them to do anything about.

Barb DeToto said she was working on the Neighbors on Watch program for her neighborhood and would like to see more publicity done on that subject. Maybeth will include an article in the newsletter which will be coming out in the next few weeks.

MINUTES: The minutes of April 28, 2015, were accepted with corrections.

FINANCIALS: Stan moved to accept the financial reports, Nancy seconded the motion and it passed unanimously.

STANDING COMMITTEES: The ACC did not meet in May. Their next meeting is June 2. They are working on updating some ACC guidelines which the Board may have to vote on at the June Board meeting.

OLD BUSINESS :

Billish Park Update –Brent told the Board that he and Maybeth had copies of the plan which was 60% complete as well as the new cost estimates. He said we were not happy with the plan and would be attending the next meeting with the City on June 10. Brent explained that we had been working on this plan and that the PIPOA had advised the City we were willing to step up and work on a public/private effort to get Billish improved. Stan said this should be brought to the Island Strategic Action Committee (ISAC) where he is our representative.

Encantada culverts and maintenance dredging – Maybeth said the report work had started, but may be halted due to the rain which was forecasted to happen.

Progress on Canal/Boat camera monitoring –Maybeth said the meeting that morning with the Tyco representative had been postponed to the following week. Dr. Cable will also attend.

Common Areas – This was a carryover from the April meeting as Cheri had not been able to attend that meeting. Cheri said she was contacted by residents on Beaufort asking for assistance in getting that cul de sac end improved. There was a discussion about having a maintenance plan for all of the cul de sacs and medians. Maybeth is to put together a request for bids for a maintenance contract possibly splitting the area up into 3 different sections.

NEW BUSINESS:

Procurement Policy – Brent lead the discussion outlining what he thought should be in a procurement policy including the needs for 3 bids for projects. He felt we could use a master services agreement for engineering and a landscape architect. He thought there was a need to have at least 3 bids and the specifications need to be detailed and include a detailed list of materials. Nancy pointed out that we currently have a procurement policy. Maybeth was directed to prepare a first draft for the Board to review. The policy for adopting a new policy is to present it at one Board meeting and then pass it at the next scheduled Boat meeting.

Bulkhead Repairs – There was a discussion about specifications. Maybeth said there currently were specifications for the repairs. Brent felt we needed to look at them and said he would send Maybeth some information.

July or August Meeting Date – The practice has been for the Board to meet either in July or August due to various vacation schedules. It was decided there will be no July meeting. The Board will meet August 25.

Jack moved to adjourn the meeting at 7:18 PM, Stan seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary