

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 24, 2016
POA OFFICE

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Jim & Lynda Bickley, Barbara DeToto, Heather Cooley, Tom Cable, Piper Carlson, Daniel Goddard, John White, John Bell, Lisa Underbrink, Sam Glover, Dan Hawkins and Maybeth Christensen

President More called the meeting to order at 6 PM.

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

Maybeth introduced Sam Glover, one of our new compliance inspectors. Dan Hawkins is on his way back to the Island from picking up his wife in Taft, but was caught in traffic. Maybeth pointed out the graph the inspectors had completed with showed 31% of the properties had remedied the identified problems, 12% had started on the process and 57% had no change. She also pointed out the standard operating procedure for the inspections. Sam explained that they started with the complaints from residents which had been reported to the office. While they were on that street, they looked at all properties to determine whether there were other houses out of compliance. Darrell commented that he was pleased with the success rate of only doing this for 2 weeks. Dan said 231 letters had been sent out so far. He said we are reworking the wording as we go along and changing things as we find our way. As far as trash cans needing to be out of site, they had been just trying to get them away from in front of the garage. The Board said they need to get them out of site as it states in the guidelines, so they will be doing that.

AUDIENCE COMMENTS:

Most of the visitors were attending just to observe.

Barbara DeToto asked if there was a timeline for Schlitterbahn to complete the clean up which has started.

Heather Cooley said she appreciated that Schlitterbahn and said she would volunteer to be a sub-committee to do a status report on the progress.

Tom Cable said he was pleased we are doing the standards enforcement but said we still need to do something about parking. He gave an example of at least 8 vehicles being parked at a home as well as in the cul de sac.

MINUTES: The minutes of April 26, 2016, were accepted as presented.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported the palm trees along Park Road 22 as you enter the Island are scheduled to be trimmed June 14 and 15.

She also talked about the 7' alligator that was swimming in the Dasmarinas/ManOWar canal on Tuesday morning. Fish and Wildlife advised her they do not do anything about them unless they are on land and are a threat to humans. The game warden said they usually live on the spoil islands.

She provided information on CAM fee collections over the past 6 years. We usually collect at least 91% and last year we did 95%.

She said the heavy rains had caused major washouts in several areas by storm drains. The City has been very responsive about getting those repaired.

Maybeth also reported that a letter was sent to 11 individuals, which included city people as well as Jeff Henry and Gary Henry regarding Schlitterbahn and the mess needing to be cleaned up and the "fence" needing to be replaced. The City did get back to her with a timeline for completion, but she lost several emails over the weekend due to a computer issue, but has requested it again from the City.

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

STANDING COMMITTEE: ACC committee chair Linda Sharlow 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. Linda said there were 52 water access house, 13 waterfront houses and 40 other projects currently under construction.

OLD BUSINESS:

Billish Park Update - Maybeth explained the various options that were discussed as a result of the bid coming in at about \$135,000 over the \$600,000 available for the project. One option was for the PIPOA to pay an additional \$31,000 and the City would use park bond money not spent from previous completed projects. Another option was for the PIPOA to adopt the pond area of the park. That does not work since State Law would require the City to go out for new bids since the change was about 30% and the limit of change is 25%. The third option discussed with Staci Talbert, Interim Parks Director is for the PIPOA to adopt the whole park. The City would contribute the \$400,000 which is the amount left from the Billish Bond and then the PIPOA could contract for the construction.

Discussion followed with John Bell raising some concerns as well as Brent. Brent asked the Board members to take a look at the draft agreement from the City and Maybeth was to send Board members his email regarding the project. He asked for comments from the Board by Friday. John Bell and Brent will then work on negotiating with the City, if the decision is to move forward with the third option.

Bulkhead Repairs – Maybeth reported she had sent out the RFQ to 9 engineering firms.

Maintenance Standards Report – Was presented at the start of the meeting.

NEW BUSINESS;

Contractor Policy – Maybeth reviewed the suggested revisions to Board Policy XVII Builder's Clean-up Deposits. After discussion, she was directed to re-write the policy so that if we need to contact them a second time for a violation, the fine is \$200, a third time - \$300. The Board felt they all knew the rules and if the PIPOA is going to enforce maintenance standards, residents

should not have to clean up the builder's trash on their property. Maybeth should email the new policy for approval.

Garden Plots – Nancy presented her case for adding 20 more garden plots. There are currently 100 plots and there are now 19 on the waiting list. Ten plots turned over in the last cycle, so 90 folks are continuing to garden. The park is now a vibrant and beautiful venue. There are 11 fruit trees which are thriving and money was donated for those. There was discussion which included concerns about new expenses such as more money for Billish, possible money needed for maintenance of the Park, the additional employees and so forth. This may be a good idea, but we need to slow down. Jack moved to table the issue until October, Cheri seconded. The motion passed with Nancy voting no.

Jack moved to adjourn the meeting at 7:30 PM, Nancy seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen