

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 28, 2016  
POA OFFICE

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Heather Cooley, Tom Cable, Piper Carlson, Dotson Lewis, Amy Gazin, Sonia Gill, Peg Faircey, Brandi Grahl, Doreen Kinkel, Gene Delauro, Robert Algeo, Travis, Kix, Dave Zilar, Nita Smith, Tommy Kurtz, John White, John Bell, Lisa Underbrink, and Maybeth Christensen

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

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

MINUTES: The minutes of May 28, 2016, were accepted as presented.

AUDIENCE COMMENTS:

Most of the visitors were attending just to observe.

Heather Cooley said she was disappointed that the Schlitterbahn representative would be after the public comments as many of the attendees were here to hear what they have to say and may have additional questions. She said a committee of residents has formed which they are calling Protect Our Island (POI). Their mission is to preserve the quality of life on the Island.

Development is OK, but needs to be respectful of the homeowners. They plan to be the eyes and ears and to look for any violations of federal, state and TCEQ violations. She felt that while Schlitterbahn had been making progress, it was too slow. President Moore thanked her for her work in pulling all the various people together for the Schlitterbahn meeting and because of her, things have finally started happening.

Brandi Grahl lives on Dasmarrinas and is concerned about the noise from Schlitterbahn.

Doreen Kinkel encouraged Schlitterbahn to be a good corporate citizen of the Island.

Gene Delauro is a City building official and was here to observe.

Robert Algeo said the standards and been invented and there should have been a vote of the residents. Disagrees with the requirement to cut the brown palm fronds.

Tom Cable had a handout for the Board members. He said he spent about 5 hours putting together working on goals for the compliance inspectors and strongly encouraged a survey of the entire Island before sending out any more letters. He said there were definitely properties which would require a longer time frame to bring them into compliance. He also talked about the parking issue which is getting worse.

Dave Zilar is part of the Protect Our Island committee.

Nita Smith had a handout for the Board with suggestions for the bulkhead/cap maintenance and repair.

SCHLITTERBAHN PRESENTATION – Amy Gazin, Public Relations, reported that since June 20, 60 truckloads of debris and been taken to the landfill and 40 other truckloads were taken to New Braunfels. She said the park is 3 times larger than the original design. Their priority was to get the park open by April 30 and complete the 4<sup>th</sup> level of the main building. The sooner that level is done, the better for them as it will produce more revenue. Regarding the noise, she said they did have a problem during spring break, but that there were no grand concerts scheduled. They are very aware of the decibel ordinance and make sure they are within the limits. CCPD is on site for security and to monitor the decibels when they have concerts. They consider themselves to be a part of the Island family. There were questions about whether there were drawings/plans and the response was the City accepted “as built drawings.” Sonja Gill is the General Manager and project manager.

STANDING COMMITTEE: ACC committee chair Linda Sharlow reported the ACC met that morning. A resident asked the ACC to look at having the POA inspectors look at properties before they are sold to see if the selling owner had done work which was in violation of the guidelines. This had been discussed at the Board level previously and the concern was the liability the POA would be assuming. There were 2 requests for variances one was denied and one was approved. There was also a discussion about not issuing a building permit if there were violations on the property. John Bell was asked to review and suggest language. That item was tabled by consensus. There were 62 houses under construction with 10 more permits issued this week. There are 40 other projects underway.

PIPOA HURRICANE READINESS AND ACTION PLAN, POLICIES AND PROCEDURES – Maybeth asked that this be moved to the next Board meeting as she did not have time to prepare it.

DISCUSS THE NEED FOR A WRITTEN PLAN REGARDING PIPOA INFORMATION TECHNOLOGY SYSTEM POLICIES AND PROCEDURES – This was also held over to the next Board meeting.

DISCUSS THE NEED FOR A WRITTEN PLAN DETAILING STAFF POLICIES AND PROCEDURES FOR RECEIPT AND RESOLUTION OF RESIDENT’S CONCERNS AND ISSUES – There was a discussion about the need for a written plan which Maybeth will do.

PRESENTATION FROM STAFF REGARDING PIPOA PROPERTY MAINTENANCE AND COMPLIANCE PROGRAM – Dan and Sam were both unable to attend due to planned vacation and a family emergency. Maybeth distributed the policy manual which they had prepared. John Bell is to review and make suggestions. Transparency is very important as well as treating all residents equally.

EXECUTIVE COORDINATOR’S REPORT – Maybeth reported on her meeting with the Mayor and the request that the PIPOA support a ban on plastic bags at retail establishments on the Island. She also reported on attending the organizational meeting of the Coastal Windstorm Coalition and the request that the PIPOA again contribute \$5,000 towards the hiring of a lobbyist.

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

OLD BUSINESS:

Billish Park Update - Brent reviewed the 3 options regarding the park. It was agreed that the PIPOA would take on the project provided the City agreed to some specific details. John Bell was directed to write a new proposed contract working with Brent and then submitting it to the City for approval.

Bulkhead Repairs – Maybeth reported she received 4 bids and there needed to be a review committee appointed. Darrell, Stan and Leslie were appointed or volunteered. Maybeth will work on scheduling a meeting to review the proposals.

NEW BUSINESS;

Plastic Bag Ordinance - Cheri moved to delay the decision on supporting the ban until we learned what PIBA was going to do, Darrell seconded the motion and it passed unanimously.

Coastal Windstorm Task Force - There was a discussion about whether to contribute \$5,000 and the decision was deferred for a possible email vote.

There will be no meeting in July.

Jack moved to adjourn the meeting at 7:40 PM, Darrell seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen