

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 23, 2016
POA OFFICE

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Tom Cable, Dotson Lewis, Robert Algeo, Tommy Kurtz, John Minners, Jeff Carlson, Paul Tressa, Philip Young, Marguerita and Curits Willett, Joe Hall, Phil Magasich, Penny Ruddick, David Dunseth, Tommy and Leslie Hallick, Craig Kidd, James Orsak, Liz Langer, James Forsythe, George Potter, Kim McQuire, Barb DeToto, John Bell, Lisa Underbrink, and Maybeth Christensen

President Moore called the meeting to order at 5:33 PM.

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

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

AUDIENCE COMMENTS:

Several visitors were attending just to observe.

John Minners gave a letter to the Board in which he suggested some revisions to the Maintenance Standards and encouraged the process to be more transparent.

Robert Algeo again said the standards had been invented. They are really menial tasks. He also wanted to get the update on Billish Park.

Tom Cable expressed his concern that he was not seeing any progress and believes it is a system problem.

Phil Magasich said he disagreed with the requirement to trim palm trees and to put the trash cans away.

Penny Ruddick said she was concerned about residents now using spray on the weeds and the runoff getting into the water.

Craig Kidd said he liked the palm trees to have a beard, it is a natural state and felt the board had over reached their duty.

James Forsythe felt the palm tree requirement was too strict and he was at the meeting to appeal the decision as stated in the letter he received. He has 2 bar-b-que units in his front yard and the trash cans are in front of his garage.

Joe Hall said he felt the standards were an over reach. He has lived here for 20 years and didn't like what was being done.

George Potter said he received a letter about trees, weeds, trash cans and broken basketball hoop. He felt this was harassment and has spoken to several neighbors who feel the same way.

Kim McQuire said he had recently moved back to the Island and felt the Board was not doing the most important thing for the residents and that was safety. He felt asking folks to trim palms was a disservice to the owners.

STANDING COMMITTEE: ACC committee chair Linda Sharlow reported the ACC did not meet in August. There are currently 100 permitted projects which includes 60 new houses.

PRESENTATION FROM STAFF REGARDING PIPOA PROPERTY MAINTENANCE AND COMPLIANCE PROGRAM – Dan Hawkins handed out the reports on the inspection work to date. The two inspectors have looked at approximately 2300 homes. Total work orders issued were 739, 490 are closed – in other words, the owners took care of the issues, 24 had completed some of the items and were working on the others, 12 had been granted extensions, they had a plan, but needed more time, 129 were not yet due for recheck and 40 had been sent the letter which allowed for the owner to request a hearing before the Board.

There was a discussion about the Policy and Procedures Manual which had been sent to the Board prior to the June meeting as well as the proposal which Brent provided. John Bell had reviewed the original manual, but had not had time to look at Brent's since he just sent it out the previous Friday. Members felt they needed more time to fully look at the plans. There was a discussion about making sure residents understood exactly what was required, that there were defined requirements and that the policy be posted on our website. It was felt that palm trees should be trimmed at least once a year and residents have been letting our inspectors know when they trim their palms. The trash can issue is one which is clearly defined in the covenants.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported on Dave Wilson's survey of the Encantada culverts. He did find that there is silting at the north end primarily because the culverts are almost below the bottom of the canal. She is working on getting that area dredged. She included information on possible hiring a street sweeping contractor to get the gutters cleaned. The City only sweeps Whitecap, Windward and Leeward. They do not clean residential streets. She also reported that we have collected 91% of the annual fees and will be working on the past due accounts. She also met with the 3 women who are organizing the Island Watch. There will be a meeting Friday. She was impressed with how they are organizing and getting folks to sign up.

There was a discussion that builders still seem to not be following the rules and we need to stay on top of them. Regarding street sweeping, she needs to get more information and also check to see if there are more companies who could do this. She also needs to check with the Island resident who owns a security company to get a quote on providing security patrols.

FINANCIALS: Jack moved to accept the financial reports, Leslie seconded the motion and it passed unanimously. Nancy asked if Maybeth was starting to put together the budget. Maybeth said it was on her "to do" list.

OLD BUSINESS:

Billish Park Update - John Bell had sent a copy of the proposed agreement with the City regarding the improvements of Billish Park. Brent asked that the dollar amount which the City should be asked to reimburse the PIPOA be \$525,000. John was going to take it back to the City for their approval.

Bulkhead Repairs – Maybeth had not been able to schedule a meeting of the bid review committee.

Hurricane Readiness and Action Plan – A copy of the plan was sent to the Board prior to the meeting. There was a discussion of the plan, Leslie suggested removal of the number for blank checks. Stan asked about the temporary office and suggested Maybeth go back to the Emergency Response Team to see if the PIPOA could have a “seat” in the room. From his experience on South Padre, this would be a much better alternative since they have up to date information. Stan suggested we use the MMD as the place holder. The Board wanted to look at the plan and plans to take action at the September meeting.

Information Technology Policies and Procedures – Maybeth asked a third party to work on this, but had not received it prior to the meeting. This will be on the next agenda.

PIPOA Staff Policies and Procedures – There was discussion about the plan and again the Board will provide suggestions and corrections at the September meeting. Brent said this item would also be taken up in Executive Session.

Plastic Bag Ordinance - Nancy moved the following: In view of the fact that 70% of the Island merchants support the ban of plastic bags in retail establishments, the Padre Isles Property Owners Association also supports the ban and encourages the City Council to pass the ordinance. Cheri seconded the motion and it passed with 6 votes. Stan recused himself from the vote.

Coastal Windstorm Task Force - There was a discussion about whether to contribute \$5,000 and the decision was deferred until Maybeth gets more information from Charlie Zahn the Chair of the Task Force and Greg Smith who has been instrumental in working on this issue.

Community Gardens – Nancy reported that since she has been assigning and managing the gardens, there have been 45 of the 100 beds which have been turned over to new gardeners. There is a waiting list. She asked for money for fertilizer and plants for the trees as well as the butterfly gardens. Maybeth pointed out that there is money in the budget for these types of expenditures so there was no need for a motion to allocate the funds.

NEW BUSINESS:

Possible Extension of Office Building – Stan asked that this item be added to the agenda. He said it was quite obvious that the Board needed more space as well as space for additional employees. Brent said as the PIPOA re-develops Billish Park, we will need storage for the mower as well as chemicals for the pod. Maybeth was asked to bring back to the Board a suggested plan which includes how much space would be required, what other types of meetings have been held at the office, or what organizations have asked for meeting space availability.

Street Sweeping – Maybeth is to get more information from the contractor and see if there are additional companies who would be interested in bidding.

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

Respectfully submitted, Maybeth Christensen

Following the meeting, the Board heard the appeal of James Orsak regarding the barbeques which are in his front yard and the side yard. Suggestions were made for him to be able to keep them, but he said they would not work. The Board was clear that the barbeques would have to be removed. He said it would be done by the weekend.