

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 27, 2016
ISLAND PRESBYTERIAN CHURCH ANNEX

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

OTHERS ATTENDING: Carter Tate, Marsha Brancel, Tom Cable, Dotson Lewis, Robert Algeo, John Minners, Paul Tressa, Joe Hall, Penny Ruddick, Tommy Hallick, Liz Langer, Barb DeToto, Sue Christiansen, Vicki Marsden, Heather Cooley, Sheila Allen, Nick Colosi, India and Nacho deLonda, David and Linda Marshall, Frederick Schepp, Ted Morris, Dan Brown, Nita Smith, Karen Marcum, Dale Rankin, Jimmy and Nicole Harmon, Peggy Shirley, John Bell, Lisa Underbrink, Dan Hawkins, Linda Sharlow, Diana (Sam) Glover and Maybeth Christensen

Vice President Hulse called the meeting to order at 5:33 PM and explained that President Moore was out of town and could not attend.

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

MINUTES: The minutes of August 23, 2016, were accepted as presented.

AUDIENCE COMMENTS:

Several visitors were attending just to observe.

Vicki Marsden thanked the Board for developing the maintenance standards. She is a process and procedures person and offered to help develop objectives which can be verified.

Sue Christiansen lives on Cruiser and appreciates the efforts, but she has a problem with garbage cans as she has no place to put them other than in front of her garage.

John Minners said the garbage can issue was petty when we have more serious unsightly issues. Process needs to be transparent.

Heather Cooley offered her thanks and support for the efforts, but still has a problem with the neighbor's trailer.

Liz Langer appreciates the info but has not seen a schedule of fines. She also said it was clear that residents should take care of keeping the gutters in front of their property clear and did not feel the PIPOA should spend any money hiring a street sweeping company.

Sheils Allen requested a full review of all financial records for 2013, 2014, 2015 and 2016 to date. She was advised to work with Maybeth to set up a time to go to the office to review the material.

Barb DeToto wants to help with bringing the people with many talents and gifts to work together. We can do better.

Bob Algeo said it was disheartening that the covenants could be changed without a vote and said that was wrong.

Nita Smith said there needs to be better 2-way communication. She offered to serve on an advisory committee and wants more done on about the vacant lots. She also suggested a survey on our website.

Karen Markum had never been to a meeting. She is unhappy with the process but is willing to help organize students to do work who need volunteer hours.

Penny Rudder said she could not afford to cut her palm trees.

Nicole Harmon felt the letter she received was aggressive and rude.

Joe Hall said he felt it was important for the Board to do something about the burglaries or breakins which have occurred on his street. He said at least 50% of the houses on his cul de sac street have been hit.

STANDING COMMITTEE: ACC committee chair Linda Sharlow reported the ACC met that morning and there were no requests for variances. The ACC did pass language which they would like the Board to approve which states that no permit will be issued if there is a non-conforming structure on the same property until that issue has been corrected. Nancy moved approval of that language, Jack seconded the motion. John Bell advised the Board that it was within their authority to pass that type of constraint.

The motion passed unanimously.

Linda also requested approval for the maintenance standards language to be included in the ACC guidelines on page 15 and it will be a new item K. Nancy moved that the language be included once it was reviewed by our attorney. Cheri seconded the motion and it passed unanimously.

Linda reported there are currently 72 new houses and 40 other project currently under construction.

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 3000 homes and have sent 1066 letters. We have about an 8% rate of no compliance. Others have either complied, or have contacted the office with a plan for complying. Dan also passed out a map which showed the streets which they have covered so far. There was a discussion about the Policy and Procedures Manual which several Board members felt a workshop to discuss this as well as the fines would be helpful. Maybeth needs to see what might work for a date and time.

EXECUTIVE COORDINATOR'S REPORT – Maybeth reported on the meeting Dan, Sam and she had with the City Code enforcement people. She explained that for some of the residents who do not want to comply with our standards, they are also City Code violations so we report the properties for City action. We have a good working relationship with the City and they appreciate your help and cooperation. She also explained the process for election of Board members. There are 2 spots up – Stan and Cheri. The newsletter will have an article on what to do if you are interested in running for the Board. She will also be running an ad in the MOON. All candidate information needs to be submitted to the office by November 15. The winter newsletter will contain the candidate information as well as the election ballot. We will need to schedule a "Meet the Candidate Night" in January. Ballots need to be returned to the auditors by March 3. The annual meeting is March 11.

One of the residents asked if we knew how many of the houses were rentals. We can't pull those numbers but we can identify 2543 properties which have the billings sent to an Island address which are more than likely Island residents. Additional properties which are not all houses have 2047 billed to Texas address which are not Island addresses and 216 of those are San Antonio addresses, 482 are billed to the other 49 states and 106 are out of the US owners.

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

OLD BUSINESS:

Billish Park Update - John Bell reported the City said they could not come up with the additional \$125,000 and that the POA position was the gold standard maintenance was higher than any other park in the City. After some discussion the suggestion was made that we should get the Island Strategic Action Committee involved since this is a bond 2012 issue.

Maybeth will also try to get a better number from our Island landscapers on the cost of maintenance.

Bulkhead Repairs – Maybeth reported the sub-committee recommended Naismith be awarded the contract as a result of the request for qualifications. Darrell moved approval, Cheri seconded the motion and it passed unanimously.

Hurricane Readiness and Action Plan – Nancy moved to approve the amendments to Policy Station XXVI – Hurricane disaster plan, Cheri seconded the motion and it passed unanimously.

Information Technology Policies and Procedures – Nancy moved to accept the IT report, Cheri seconded the motion and it passed unanimously.

PIPOA Staff Policies and Procedures – Cheri moved to accept the Customer Service Policy which defines staff procedures, Nancy seconded the motion and it passed unanimously.

Coastal Windstorm Task Force - Maybeth requested this be held over for the next meeting as she did not have complete information.

Street Sweeping – There was a discussion about whether the PIPOA should take on this job when it is also addressed in the covenants. Although there was not a motion, the Board indicated they did not want to pursue it at this time.

Possible Extension of Office Building – Maybeth said she was still gathering information.

NEW BUSINESS:

Dredging of Certain Canal Ends – Jack moved to approve the dredging proposal from Creative Dredging subject to a future email vote on the cost of dump trucks, Nancy seconded the motion and it passed unanimously.

Consider Creating Additional Committees – The Board discussed the suggestion from Brent that we create a Compliance Advisory Committee. Maybeth was instructed to put an item in the upcoming newsletter and also write about it for the MOON looking for volunteers. Purpose and duties also need to be defined.

Upcoming POA Board Elections – Maybeth had explained the process in her Executive Coordinator Report.

HDR contract for additional services for Canal Dredging of South area – Maybeth explained the need for additional services from HDR for the planned dredging. We have the area where the spoil can be placed, a design for the DMPA as well as a permit needs to be done. This contract gets to the point of being able to proceed with bidding. Cheri moved to approve the new contract with HDR, Nancy seconded the motion and it passed unanimously.

Jack moved to adjourn the meeting at 7:45 PM, Leslie seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen