



PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

October 25, 2022

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:30 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Ray Singleton, Tommy Kurtz, and Frank Stover. David Rossi, not present, his proxy was given to Sandy Graves.

2. CONFLICT OF INTEREST

- a) None.

3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) Dr. Russell Miget – Canals: Provided a presentation of PIPOA canal water quality factors, measurements, and aerator functions to the board and to POA members in attendance at the board meeting. He provided a printed version of the presentation to those in attendance, a copy of this presentation will be posted on the POA website. Aerators need electricity to operate and sometimes POA homeowners are not willing to participate or they move and the electricity is disconnected. A suggestion was received from the audience that solar be explored as an alternative source of electricity for the canal aerators, the board asked the Executive Director to explore this option.
- b) ACC: David Heitzman, Chair, reported on activity of the ACC. 2022 YTD applications received are 393, decisions made on 376, and 17 are pending a decision. The ACC has received 2 pre-application requests for 10' dock extensions past the current mooring lines. The 9/21/2022 ACC meeting minutes were not available due to a lack of quorum at the October meeting, the date of the November ACC meeting will be posted on the PIPOA website.

4. MEMBERS COMMENTS:

- a. Robert Hubbard – is one of the pre-application requests, noted by David Heitzman in presentation. He stated to the board that a standardized dock and deck policy is needed. He cited examples of noncompliance regarding the 25' policy on his street.
- b. Dawn Wilson, residing on Carlos Fifth - stated that the weekend use of the boat ramp by others, loitering, and partying needs to be dealt with, as in her opinion is out of control.
- c. Steve Brown – Can the PIPOA deal with the situation where individuals are letting their dogs defecate at the boat ramps and who do not pick it up.



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5. PRESIDENT’S REPORT. Marvin Jones:

- a. STR: An STR owner of 3 or 4 units was recently identified, the City is working on this and has issued citation.
- b. White Cap: Diamond Beach determined that the existing homes in their development will not be included in any future property owner association formed by Diamond Beach on their property. Further, they have stated that they will not allow STR’s in properties adjacent to existing PIPOA homes.

6. EXECUTIVE DIRECTOR REPORT: Gary Klepperich: The Board will receive a report from the Executive Director on topics of importance since the previous meeting:

- a. City of Corpus Christi has added to their website a way for residents to report STR issues/violations to the City
- b. Next Board Meeting: December 13, 2022
- c. Billish Park Playground Mulch Delivery – 80 cu/yds of kiddie mulch installed 10/24/22, the City has installed signage and a shade structure at the park.
- d. Billish Park Irrigation Restoration
 - a. Seized Booster Pump – searching for unit continues, currently the irrigation system is functioning using the water pressure from the City’s water supply system.
- e. Compliance Enforcement Update
 - a. Current Open Violations / Closed Violations Reports – through 10/15/22 there are 105 open violations and 56 closed.
- f. Bulkheads
 - a. Repair Activity Report – work orders closed 9/11/2022 through 10/15/2022: 17, and 63 open work orders outstanding at 10/15/2022.
- g. Tree Trimming & Removals
 - a. Office/Boat Ramps/Common Areas – work continues, elevated height tree trimming is not included in the BrightView maintenance contract.

7. CONSENT AGENDA: Frank Stover, Secretary. (Routine items)

- a. Board meeting minutes: This was an email vote taken between Board meetings:

MOTION:	Frank Stover: I make a motion to accept the minutes of the September 27, 2022 board of directors meeting.	
SECOND:	Sandy Graves	
VOTE:	AYE = 5. Marvin, Sandy, Tommy, David Rossi, and Frank.	NAY = 0. Abstain = 0. Not Voting = 2. Drew Diggins and Ray Singleton.
Motion Called: October 14, 2022 at 1:00pm: MOTION CARRIED		



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b. Other Email Votes:

i) ACC:

MOTION:	Frank Stover: I make a motion to elect David Heitzman to serve as a member of the Architectural Control Committee.	
SECOND:	Sandy Graves	
VOTE:	AYE = 4. Marvin, Sandy, Tommy, and Frank.	NAY = 1. Ray Singleton Abstain = 1. David Rossi Not Voting = 1. Drew Diggins
Motion Called: October 7, 2022 at 1:00pm: MOTION CARRIED		

ii) Rescission of prior meeting vote:

MOTION:	Sandy Graves: I make a motion to rescind the vote to rescind the ACC approval for the dock and lift at 15385 Yardarm.	
SECOND:	Frank Stover	
VOTE:	AYE = 4. Marvin, Sandy, Tommy, and Frank.	NAY = 2. Ray Singleton and David Rossi. Abstain = 0. Not voting = Drew Diggins.
Motion Called: October 7, 2022 at 1:00pm: MOTION CARRIED		

iii) Rescission of prior meeting vote:

MOTION:	Frank Stover: I make a motion to rescind the vote taken at the PIPOA board meeting 9/27/2022, on Drew Diggins motion to allow him, as an individual property owner, to appeal a decision of the ACC regarding 15385 Yardarm for a dock and lift.	
SECOND:	Sandy Graves	
VOTE:	AYE = 4. Marvin, Sandy, Tommy, and Frank.	NAY = 2. Ray Singleton and David Rossi. Abstain = 0. Not Voting = 1. Drew Diggins
Motion Called: October 7, 2022 at 1:00pm: MOTION CARRIED		

CONVENIENCE BREAK: 6:45pm-6:55pm

8. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept all financial reports.)



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The Treasurer reports: Our auditors, Park Fowler & Co. CPA’s, have notified us that the partner in charge of the PIPOA audit has left the firm. We are likely to see an enhanced scrutiny of our processes and policies as a new partner takes over the PIPOA engagement.

GSM is responsible for PIPOA monthly accounting functions (not the annual audit). Jeff Smith (the partner at GSM responsible for the PIPOA account) has been asked to meet at the PIPOA office, November 10, 2022, and review current procedures with PIPOA employees.

MOTION:	Frank Stover: I make a motion to accept the September 2022 Financial Report.	
SECOND:	Tommy Kurtz	
VOTE:	AYE = 7. Marvin, Tommy, Sandy, Ray, Frank, Drew, and Sandy voted David’s proxy.	NAY = 0
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

- a. Aerator Lease Electrical Payment Rate: Presentation made by Gary Klepperich of calculation made by Dr. Miget of the monthly cost to operate a canal aerator. The aerators could cost as much as \$167.60 to operate based on information from AEP the current reimbursement rate to homeowners is \$80 monthly. It was requested that Dr. Miget be asked to determine if solar power is a practical alternative power source for the aerators.

MOTION:	Drew Diggins: I motion that the current canal aerator electric reimbursement rate of \$0.11 Kwh be raised to \$0.18 Kwh.	
SECOND:	Frank Stover	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and Sandy voted David’s proxy.	NAY = 0
MOTION CARRIED		

- b. Boat Ramp Parking Sticker Policy – Sandy Graves presented the results of the initial meeting of the Sticker Committee meeting. Drew Diggins asked if a 30 day “no tow” period could be included at the beginning of the year, Gary Klepperich added that this was currently the policy of the PIPOA. This could be part of any new written policy.

10. NEW BUSINESS:



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- a. Boat Ramp Slab Epoxy Crack Filling: Parker Construction bids \$1,250 per ramp, Total \$8,750 for all ramps, to perform this work. Drew Diggins suggested that Gary also ask Pezzi to provide a quote for this work.
- b. Preliminary 2023 Budget Draft: Initial budget prepared by Gary Klepperich presented for Board members’ consideration.
- c. Election Trust: Current year contract offered is \$15,246.70, this is their third year performing this service for the PIPPOA and they are getting better year over year.

MOTION:	Sandy Graves: I motion that the Election Trust contract for the 2023 PIPOA election be accepted in the amount of \$15,246.70.	
SECOND:	Tommy Kurtz	
VOTE:	AYE = 7. Marvin, Frank, Tommy, Sandy, Ray, Drew, and Sandy voted David’s proxy.	NAY = 0
MOTION CARRIED		

- d. Election Timeline: 11/1/2022 open applications for open Board seats, 12/15/2022 close acceptance of applications, mail ballots with 1/25/2023 and 3/15/2023 time frame.

CONVENIENCE BREAK: 7:53pm- 7:59pm

11. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 8:00pm.

12. RECONVENE: 9:43pm

13. ADJOURN: 9:44pm

MOTION:	Frank Stover: I motion that we adjourn (9:44pm).	
SECOND:	Tommy Kurtz	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Frank, and Sandy voted David’s proxy.	NAY = 0
MOTION CARRIED		

14. NOTE: To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: Padreislespoa.net > meeting-minutes-agendas-budgeting-and-balance-sheets. Meetings are organized by date.