



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

26<sup>th</sup> October 2021

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:31 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Ray Singleton, Tommy Kurtz, and Dan Brown. Absent: Vicki McGinley (proxy given to Sandy).
- c) Sixteen (16) Homeowners were present.

#### 2. CONFLICT OF INTEREST

- a) None.

#### 3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) ACC. David Heitzman: Next ACC meeting is scheduled for November 10, 2021. Continued revisions to ACC Guidelines to conform to 2021 Texas Legislation. The ACC guideline revisions would be going to the Board for a workshop and possibly approved in early January of 2022.
- b) Brent Chesney, County Commissioner: Pier reconstruction, additional lifeguards, extra Constable, and general introduction of himself.

#### 4. MEMBERS COMMENTS:

- a. Tom Cable – Comments regarding the ACC guidelines and need for clarification and access to detailed ACC meeting minutes on the PIPOA website.

#### 5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short-term rentals: No updates since the Town Hall meeting at Doc's.
- b. Registration of Board Candidates: Opening November 1<sup>st</sup>, concludes Nov 30<sup>th</sup>. Ballot positioning will be on Dec 15<sup>th</sup>. Ballots mailed January 25, 2022.
- c. Request from Board and Homeowner on possible Covenant Amendment suggestions.
- d. Discussion regarding the ARPA funds.

#### 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. Office traffic/correspondence activity.
- b. Compliance enforcement update (enclosed in meeting book).
- c. Bulkhead repair activity 9/16 – 10/15: 11 work orders closed; 19 new work orders opened. Total of 64 currently open work orders.
- d. Repair of electrical and irrigation systems underway at the Aquarius monument sign in preparation for the landscape restoral.

#### 7. CONSENT AGENDA: Vicki McGinley, Secretary. (Routine items)



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

- a. The meeting minutes for Regular Board Meeting Minutes on 28<sup>th</sup> September were approved, with a correction placing Tommy Kurtz as present 7/0.
- b. Email Votes: 1) approval of the Parker Construction contract for the Cartagena boat ramp resurfacing; 2) approval of the two docks at the Gypsy boat ramp.

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

<b>MOTION:</b>	Ray: I make a motion to accept the September 2020 Treasurer's Report.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Ray: I make a motion to accept the September 2020 Financial Report.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Dan: I motion that the 2020 audit be corrected to reflect 10%, versus the presently stated 25% on investments.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS: (Motions as required)

- a. Gypsy boat ramp resurfacing bid reviews.
  - i. Gypsy boat ramp erosion: No update from the City.

<b>MOTION:</b>	Dan: I make a motion to accept the Parker Construction bid of \$98,310.00.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

- b. The TorcSil service contract is almost complete. The last remaining items to clear up are items in the pricing matrix. POA Board is awaiting TorcSil to respond with the requested changes.
- c. Bids reviewed for the landscape restoral at the Aquarius monument.

<b>MOTION:</b>	Sandy: I make a motion to accept the Salty Roots bid of \$6,125.00.	
----------------	---	--



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

<b>SECOND:</b>	Drew	
<b>VOTE:</b>	AYE = 6. Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 1 Marvin ABSTAIN = 0
<b>MOTION CARRIED</b>		

d. Information on electronic voting system companies provided in meeting book.

## 10. NEW BUSINESS:

<b>MOTION:</b>	Tommy: I make a motion to set the next Board meeting date to December 14, 2021	
<b>SECOND:</b>	Drew	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

- a. Discussion regarding 'No Wake' buoys tabled to next meeting pending correspondence to Coast Guard, Corps of Engineers, and the City.
- b. Question of Whiskey Acres request for ponds to be incorporated into POA common area to be referred to a committee for further research and consideration.

CONVENIENCE BREAK: 7:25pm-7:25pm

**11. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters. 7:25 pm.

**12. RECONVENE:** 8:11 pm

## 13. ADJOURN:

<b>MOTION:</b>	Tommy: I motion that we adjourn (8:12 pm).	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

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