



# PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

8 December, 2020

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:36 PM (due to audio/video issues).
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Tommy Kurtz, Drew Diggins, Ray Singleton, and Vicki McGinley.

#### 2. CONFLICT OF INTEREST

- a) No conflict-of-interest statements submitted by board members.

#### 3. PRESENTATION WITH POSSIBLE BOARD ACTIONS

- a) **BULKHEADS.** Dusty Gordon, Project Manager. The Bulkhead DataBase complete. Presented a report to the Board as to work underway, completed, issues logged. Two new repair crew companies are coming on board.
- b) Russell Wheeler, POA IT reported the issues the employee's are having with the new TOPS ONE software application and the status of the updates needed to be made by TOPS.
- c) Polly Balzer Diggins, ISAC representative sent her apologies as she could not attend the meeting.
- d) **ACC.** David Heitzman, ACC Chair. Presented the ACC Applications – Disposition Status through November 30, 2020. Last meeting was held on November 18. Presented one applicant to join the committee, Josh Senecal. The ACC is receiving an average of 45 applications per month for review/approval.

<b>MOTION:</b>	Sandy: I would like to recommend that the Board appoint Joshua Senecal to the Architectural Control Committee.	
<b>SECOND:</b>	Vicki	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

#### 4. MEMBERS COMMENTS:

- a. Mike Zazzara: Cobo De Bara boat ramp.
- b. Dick Messbarger: Short Term Rentals (STRs)

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

- a. **SHORT TERM RENTALS.** Marvin and Polly spoke at the ISAC regarding the results of the STR survey that the POA sent to residents, that showed the residents firmly wanted to restrict STRs through City of Corpus Christi Zoning Department.



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- b. **COVENANTS COMMITTEE.** No applicants have stepped up yet to serve on this committee.
- c. **LAWSUITS.** No action on the current lawsuits.

- 6. EXECUTIVE DIRECTOR REPORT:** (Marvin Jones, ACTING. The Board will receive a report from the Executive Director on topics of importance since the previous meeting.)
- a. Next Board Meeting will be Tuesday January 26, 2021.
  - b. PIPOA Website. A mock website has been created and the Board are currently reviewing.
  - c. As per the Employee Handbook, the PIPOA office will be closed December 24 and 25, 2020 and January 1, 2021.

**7. CONSENT AGENDA:** Vicki McGinley. (Routine items; acceptable without further discussion) Meeting minutes for October 27, 2020 Board Meeting were approved with one minor change. No email votes in October but there was a phone vote, as noted in these minutes.

<b>MOTION:</b>	Vicki: I motion that we have a 5-minute rest break and then we go into executive session.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**8. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters: This item was moved up to 6:30pm as the Board was scheduled to interview 3 candidates for the Executive Director position. No votes were taken.

**9. RECONVENE in Open Session:** 7:30 PM

- 10. TREASURER'S REPORT - FINANCIAL REPORTS:** Ray Singleton. (The Board will review, discuss, and then accept all financial reports. No motion required)
- a) The Board attended a Budget Workshop in November 24, 2020.
  - b) Financial statement October 30<sup>th</sup> 2020 was approved by the board.
  - c) The 2019 audit was completed and our taxes were filed by the November 15 deadline.
  - d) We will be taking overdue CAM fees to the small claims court.

<b>MOTION:</b>	Dan: I motion that we accept the financials.	
<b>SECOND:</b>	Vicki	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Ray: I make a motion that we go ahead and keep the CAM rates for 2021 at 2 Cents for dry lots and 10 Cents for wet lots.	
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<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Ray: I make a motion to accept \$150K in bad debt expenses for the 2021 budget.	
<b>SECOND:</b>	Drew	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Dan: I make a motion to accept what the Treasurer presented to the Board for the 2021 budget with the bad debt expense of \$150K.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

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

- a. Boat Ramps. Currently asking for quotes to resurface Boat Ramps and adding a small deck next to the bulkheads at the boat ramps to make it easier for boaters to alight their craft.
- b. Election Newsletter. Will be sent to the printer soon and then mailed to all residents.
- c. Closing Boat Ramps to residents only. The board discussed using the Cobo De Bara Ramp as the test boat ramp to see how effective it is.

### 12. NEW BUSINESS: (With Possible Board Action)

- a. 2021 Board Election and Annual Meeting is March 27. Ballots will go out 60 days prior to the meeting as per the property code.

### 13. ADJOURN:

<b>MOTION:</b>	Tommy: I motion to adjourn.	
<b>SECOND:</b>	Ray	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		



## **PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.**

**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.**