

# WELCOME

Welcome to the PIPOA Newsletter  
Welcome to Padre Isles! Our friendly, marina-style community consists of single and multi-family residences, yacht and country clubs, restaurants, small businesses, parks and charter schools.

Beautiful Texas Gulf Coast weather allows us to swim, boat and fish in our canals year-round! Attractive Gulf beaches are within walking distance of most homes.

# CONTACT US

Padre Isles POA  
14015 Fortuna Bay Drive  
Corpus Christi, Texas 78418-6327  
Phone: (361) 949-7025  
Fax: (361) 949-7026

# BULKHEADS

Are you concerned with the state of your bulkhead? The PIPOA has a new bulkhead email hotline. Please send an email to [bulkheads@pipoa.net](mailto:bulkheads@pipoa.net), to report a problem. Thank you!



# BOARD OF DIRECTORS ELECTION

The date of the 2021 Annual Meeting and Board of Directors Election is set for March 27, 2021.

Property owners will be voting to fill three seats on the board. The meeting will be held at The Seashore Gymnasium and will also be live streamed. Ballots will be mailed approx Feb 1st.

# HAPPY NEW YEAR!



**4\*1\*\*\*\*\*SCH 5-DIGIT 78418**  
**PADRE ISLES POA**  
**14015 FORTUNA BAY DR**  
**CORPUS CHRISTI TX 78418-6327**

PRSRM MKTG  
US POSTAGE  
PAID  
GULF COAST  
MAILING SERVICES  
78469

Padre Isles Property Owners Assoc  
14015 Fortuna Bay Drive  
Corpus Christi, Texas 78418-6327

## Ray Singleton

15973 Punta Espada Loop



Hello neighbors! My name is Ray Singleton. I was appointed to the Board last August and shortly thereafter I was elected as your Treasurer. I am still on the steep part of the learning curve. However, I am committed to the following actions:

- Continue to improve the accuracy and clarity of the financial statements.
- Reduce the backlog of Accounts Receivable (Delinquent CAM Fees).
- Push to identify Bulkhead deficiencies and get more Bulkhead work done.
- Upgrade our Boat Ramps (paving/docks) and restrict access to Members only.
- Reduce both operating & office expenses. Fine tune administrative functions.
- Improve the Budgeting process. Consider CAM Fee reductions.

I have been a "citizen" of Texas and a resident of The Island for nearly two years (no laughing, please). Prior to that, for the last forty years, I lived in Denver, Colorado. However, my connection to Texas and the Coastal Bend have been lifelong. I was born and grew up in San Antonio and spent many summer weekends in the 60's and 70's in Port A. Hours playing in the surf and beachcombing, gigging flounder by Coleman lantern, running the back bays and flats in my uncle's boat, I grew to love this area. After attending college at Texas A&M, my military assignments took me away from Texas and I ultimately settled in Denver. However, over that forty-year period, I frequently traveled to San Antonio (where my mom and extended family still live) and frequently to south Texas (Laredo, Hebbronville, Freer, and Alice) on business.

I have extensive business experience. I took a nearly insolvent company to a listing on the New York Stock Exchange. I have broad accounting and audit experience and was responsible for filing quarterly and annual financial reports with the Securities and Exchange Commission. I have been on the board of directors of a publicly traded company for over thirty years and I am a member of the National Association of Corporate Directors (NACD) where I was recently recognized as a Board Leadership Fellow. I was the President (2 years) and board member (17 years) of a 13-state, non-profit, regional trade association in the Rocky Mountain west. I was a 15-year member of Vistage Worldwide, an international, multi-industry, peer advisory board and mentoring organization for CEOs, business owners and executives and in 2018 received Vistage's Lifetime Achievement Award for Colorado.

I spent six years in the Air Force as a commissioned officer attaining the rank of Captain. I flew F-4 Phantom jet fighters. As Aircraft Commander/Flight Lead, I was responsible for the lives of eight aircrew members while leading rigorous nuclear and conventional training missions both domestically and in Europe. I held nuclear alert responsibilities (aircraft loaded with nuclear weapons) in the European Theater during the Cold War.

I have had many interests in my life: flying, sailing, skiing, scuba, backpacking, hunting, fishing, golf, and cycling, I now look forward to continuing my contribution to our community, and ask for, and would appreciate your support....**AND YOUR VOTE!!**



## DENNIS SPROUT, Candidate for the PIPOA Board 2021



### **Why I'm running:**

I've lived on the island for the past eleven years. During that time, I've developed a deep appreciation and respect for my neighbors. My main concern is our Members. I pledge to protect your money, your property values, and your rights.

Recent actions by the PIPOA have caused me to get involved. It is time to adhere to the rules and regulations that protect our Members. It's time that our leaders follow our Covenants and Bylaws and uniformly follow our building standards in order to protect our property values. I would call for an end to Board Members, Office Personnel, and the ACC who ignore our rights and Covenants to appease big developers at the expense of our Members. All changes to our Covenants and Bylaws cannot be done without a vote and approval of the Membership.

Your hard-earned money should be used for its intended purposes. I want to see our leadership and staff do what we pay them to do: maintain bulkheads, canals, and ramps and ensure the look and feel of our marine community.

### **Who am I?**

I spent 6 years in the United States Army between 1969 – 1975, where my MOS was refrigeration, air conditioning, and boiler mechanic at sites which included Fort Richie, Camp David, and Site A, known as the Underground Pentagon. I worked as a Project Manager/Project Engineer for a large mechanical firm in Boston. My projects included: Mass General Hospital, Mass Eye and Ear, Raytheon, Harvard, MIT, Draper Labs, and a co-generation plant at Wentworth Institute of Technology. I was also in charge of a massive project to re-fit the HVAC system of the John Hancock Building in Chicago (Big Ben). These skills allow me to understand many of the types of projects we see on the island, where knowledge about building, engineering, and materials strengths come into play. I also served two terms as president at a homeowner's association on Newfound Lake in New Hampshire where we had structures similar to our bulkheads.

I also served as an EMT with ambulance emergency services and spent 35 years as a volunteer with the National Ski Patrol. I was Assistant Patrol Director at Ragged Mountain, where I was an Instructor in Outdoor Emergency Care (EMT) and instructor for toboggan, lift evacuation, and was certified in high-angle rescue. Hobbies include skiing, kiteboarding, and scuba diving.

**Protect your property. Protect your rights. Vote for Dennis Sprout.**

dennisforpipoa@gmail.com





Franklin H. Stover  
Retired  
CPA/CFF/CGMA, CFE

Frank and his wife, Gayle, are new property owners on North Padre Island.

Their connection to the island started when Gayle's father, a now retired Coast Guard officer, was first stationed at NAS Corpus Christi when she was still a teenager.

Frank has over 45 years experience in public and private accounting. He has extensive experience with accounting and auditing services, litigation support, forensic accounting, fraud investigation, and consulting for closely-held businesses, corporations, partnerships, governmental, not-for-profit organizations and individuals. He has served clients in a variety of industries, including manufacturing, oil and gas, construction, professional services, and non-profit, and political organizations.

Frank is a graduate of Michigan State University with a BA in Accounting. He is a retired Certified Public Accountant (CPA), he was licensed in multiple states and the District of Columbia, and held the Certified in Financial Forensics (CFF), Chartered Global Management Accountant designations from the American Institute of Certified Public Accountants (AICPA). He also held the Certified Fraud Examiner (CFE) designation from the Association of Certified Fraud Examiners (ACFE).

Frank has served on and as advisor to various non-profit organization boards and executive committees and as a Georgetown, Texas Housing Authority Commissioner.







# Jim McFadden

15606 Three Fathoms Bank Drive  
Ports O'Call Subdivision

[JimForPIPOA@gmail.com](mailto:JimForPIPOA@gmail.com)

[www.JimForPIPOA.com](http://www.JimForPIPOA.com)

I am a longtime Island resident and have been regularly active in PIPOA oversight. I believe that when the PIPOA follows the law, responsibly managing our funds, that we will all have a better Island Home experience.

Here is a list of issues that I will fight for:

1. Create transparency with the board and PIPOA. No more secret meetings.
2. Return democracy and power to the property owners.
3. Require a membership vote for non-reoccurring budget expenses over \$25,000.
4. Reduce operating expenses.
5. Hold the city accountable for their responsibilities (maintaining city property).

For more details about my past and current projects for the community please visit my website at

[www.JimForPIPOA.com](http://www.JimForPIPOA.com)

I would love to hear from you. Please email me at

[JimForPIPOA@gmail.com](mailto:JimForPIPOA@gmail.com)



BIO – Vicki Marsden McGinley



Process Improvement Specialist with over 17-years' experience successfully implementing and managing both ISO9001:2008 and AS91000 (Aerospace) programs and certified CMMI high-level Maturity (up to level 5) to advise companies and work on appraisal teams on their quality management systems (QMS). Proven ability to efficiently create policies, processes, procedures, and strategic/tactical business plans, train employees on procedures and their QMS, skilled at identifying and implementing meaningful defect/metric measurements to drive improvement. Motivational change agent who leads organizational-wide process improvement initiatives.

Project Manager for both Level-Of-Effort (LOE), Fixed Firm Price (FFP) and Time and Materials (TM) projects. Director of Quality and Lead Editor with a team of 15 for Flash-based software development, Lead Quality Auditor for many companies, and Quality Manager as a contractor for the USAF. Experienced working with software, civil engineering (consulting to the City of Corpus Christi, Engineering Services for 4-years), information technology, computer-based and instructor-led-training, acquisition, diminished supply and supply chain management, medical information technology, and staff augmentation projects.

Have worked closely with Fortune 500 and Fortune 10 companies, municipalities, DoD, and Federal agencies.

CMMI and/or ISO Consultant/Process Auditor/Appraisal Team Member for: Systems Made Simple, AECOM, Karta Technologies, Buchanan and Edwards, NCI Information Systems, Select Computing, MTS Technologies, and others.

Island resident since 2010. In the 2017 PIPOA Board Election I received the most votes ever (950), in any PIPOA Annual General Meeting/Election. Unfortunately, I had to resign my position as I had to sell my home and move to San Antonio for a great work opportunity. However, before I left, I volunteered my time to map all properties in the PIPOA (6-weeks) and work with the CPA to look for anomalies in the printed 8-year financial reports for all properties in the PIPOA. Whilst away, I married the love of my life, Rick, and also retired from working (double bonus!). We sold up in San Antonio and bought an 'our house' here on The Island, (happy wife, happy life), where we live full-time. I volunteered a few months back and have documented the Organizational Chart for the PIPOA and also documented all of their job descriptions. I plan to document their processes after the new year. I am now back on the Board and hold the position of Secretary and sincerely hope I've been doing a good job for you, as I promised, and you re-elect me.





## Ken Hughes

15957 Palmira Avenue, Corpus Christi, TX 78418  
Phone: 309.230.7490 Email: [Khughes4224@gmail.com](mailto:Khughes4224@gmail.com)

### Overview:

I am a Publishing and Association Executive who is renowned for establishing Publishing, Sales, Marketing Programs and Personnel that drive top and bottom line results for products and services in highly competitive domestic and international environments.

### Executive Skill Set:

Executive Publisher, Sales and Marketing Management; Business Development, Sales Operations; Management, Sales Budget Creation and Forecasting; Training & Development; Coaching; Cross Functional Leadership; Team Building; Tactical Marketing Program Execution; Brand Management; Product Development; Positional Strategies; Contract Negotiations, Acquisitions and Divestitures, Problem-Solving, Public Speaking and P&L responsibilities.

### Professional Highlights:

Extensive Publishing, Sales, Executive Management and leadership experience in the USA, UK, Europe, Middle East, Asia and Latin America in high profile industries.

Extensive background in creating, implementing and managing the overall business model for businesses managed, which consistently garnered market share and improved capital resources.

### Professional Experience:

#### American Rental Association

Moline, IL (2004 - March 2020)

The American Rental Association is a 66 year old, Not-For-Profit, Trade Association serving the Equipment Rental Industry in the USA, Canada and worldwide.

#### Group Publisher/International Director 2004 – March, 2020

- **Director of Business Development/International Director – 2018 – March 2020**
- Management of the publication group and staff for the Print and DIGITAL Magazines, Electronic newsletters, Supplements, Directories, Show Daily and Trade Show Directory including advertising, editorial, and circulation with P&L responsibilities.
- Lead the team to win over 65 awards for excellence in editorial and design over the past 15 years.
- Represented the Association and Publishing division at North American, European, Asian South American Rental Association meetings as part of our Global Rental Alliance of Associations from around the world.

#### Special Publications Inc.

Ocala, FL (2003-2004)

#### Director of Sales & Marketing

Lead sales for a leading monthly City Lifestyles magazine. Helped them establish the first ever "Annual Gala Awards Dinner" event lined to their annual "best of " editorial feature in the magazine.

#### Scranton Gillette Communications

Des Plaines, IL (1999-2003)

#### Director of Corporate Development – Publisher – Group Publisher

Hired as the Director of Corporate Development and to "take-over" as Publisher when required. Managed four publication out of the nine magazines in the company to P&L status together with 14 staff. Developed new business and managed consolidation of management and staff on all four publications to improve operating profits. Increased sales, market share of advertising and contributions to the company.

#### Primedia Intertec Publishing

London, UK (1990-1996)

#### International Advertisement Director/Associate Publisher –

#### Associate Group Publisher – Group Publisher

Chicago, IL (1996-1999)

(Transferred from London to Chicago, Jan. 1996)

Managed 14 titles, five trade shows/conferences, 10 books and 60 staff to P&L status.

Managed staff in five regional offices, supported by nine international offices worldwide.

Set up an international advertising sales representative network around the world.

Successfully launched publications; including two magazines written and published in Chinese.

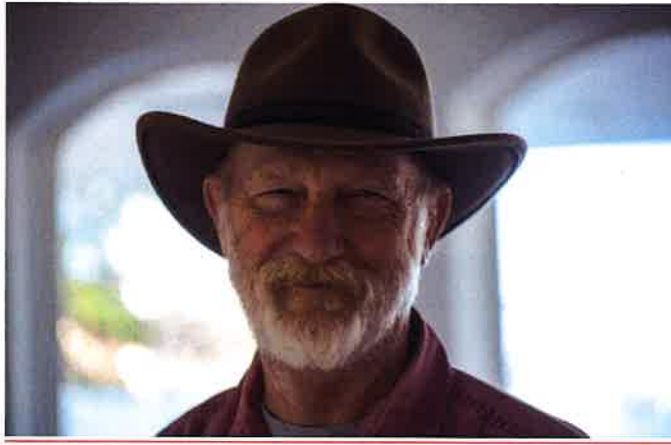
Acquired and managed three regional magazines for Russian (Russian), Asia and Latin America (Spanish).

Managed increased revenues and increased contribution to the company in both UK/International and USA assignments .

Managed a publishing/trade show partnership/joint venture for Latin America.

Further information on my business career prior to moving to the USA is available on request.





David "Drew" Diggins –

I purchased a home on The Island in 2011 and became a full-time resident in May 2017. Following Hurricane Harvey, I obtained the TWIA certification for windstorm engineering, and I began providing windstorm inspections for clients in need of post-Harvey repairs. Now I spend most of my time conducting windstorm inspections to ensure the integrity of Island construction/repair projects.

I received a Bachelor of Science degree in Engineering from Texas A&M University in College Station, Texas in 1979. I hold a Professional Engineering license, a Commercial Pilot license, and a United States Coast Guard Master (Captain's) license. Before moving to The Island, I worked for almost thirty years in the oil and gas business as Operations Manager at Wagner and Brown Ltd, and their subsidiaries. My responsibilities included day-to-day management of construction and service contracts, engineering design and development, manufacturing oversight, budgeting, bidding, negotiating, evaluating environmental impact, consulting with legal team, including providing expert witness testimony, and all aspects of staffing. Additionally, my duties included developing strategies for long-term capital expenditure initiatives, along with negotiating contracts with commercial and governmental entities while supporting legislative and regulatory filings. My experience in the industry spans numerous states and includes international work in Canada, South America, and Europe. I have also published several papers and hold five patents on natural gas compression.

I hold a commercial pilot's license, and my community service efforts have included corporate leadership responsibilities with Air Lifeline of Texas, a charitable organization providing free air transportation for medical treatment for children. Additionally, I served for several years as the Operations Officer for the High Sky Wing of the Commemorative Air Force and Air Power Heritage Museum which included flying the museum's military aircraft in airshows.

I hope to put my skills and experience to work for the residents of the Padre Isles Property Owners Association. Thank you for your consideration.

