



PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

26 January, 2021

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:40 PM.
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Tommy Kurtz, Drew Diggins, and Ray Singleton. Absent: Vicki McGinley – vote given to Sandy Graves.

2. CONFLICT OF INTEREST

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

3. PRESENTATION WITH POSSIBLE BOARD ACTIONS

- a) **ISAAC.** Polly Balzer-Diggins presented an update from the last ISAAC meeting, including addressing the PIPOA's response to Short Term Rentals on the Island. See PIPOA website.
- b) **ACC. Bill Hibbs,** ACC Member. Presented the ACC Applications – Disposition Status through January 2021. Reviewed 375 applications. 324 approved. 8 approved with conditions. 31 not approved. 9 needed additional information and to be resubmitted. Last meeting was January 11th, Next meeting is February 8th.

4. MEMBERS COMMENTS:

- a. None.

5. PRESIDENT'S REPORT. Marvin Jones.

- a. None.

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. Next Board Meeting will be Tuesday February 23rd, 2021. Location TBD.
- b. Currently streamlining the process for deed restriction enforcement.
- c. December compliance: 79 recorded non-compliance issues.

7. CONSENT AGENDA: Marvin Jones for Vicki McGinley. (Routine items; acceptable without further discussion). The meeting minutes for December 8, 2020 Board Meeting were approved.

Email votes.

MOTION:	Vicki: I motion to make an offer to Mr Gary Klepperich for the position of PIPOA Executive Director, with an initial annual salary and compensation to purchase health insurance as discussed in Executive Session.
SECOND:	Tommy



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VOTE:	AYE = 5. Marvin, Dan, Tommy, Drew and Vicki.	NAY = 2. Ray and Sandy.
MOTION CARRIED		

MOTION:	Ray: I make a Board motion for the Board to approve these two Gulf Coast invoices and authorize the Treasurer to pay them.	
SECOND:	Vicki	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

MOTION:	Sandy: I make the following 2 motions: 1. The PIPOA resume towing of unauthorized vehicles parked at any PIPOA Boat Ramp. 2. To authorize the CCPD to ticket and or remove any trespasser in any way deemed necessary by the CCPD.	
SECOND:	Vicki	
VOTE:	AYE = 7. Dan, Sandy, Ray, Vicki, Marvin.	NAY = 0 NO VOTE – 2. Drew, Tommy.
MOTION CARRIED		

8. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept all financial reports. No motion required)

- a) Made some changes to the Accounts Receivables to show both current and also aged receivables.

MOTION:	Ray: I make a motion to accept the November financials.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

MOTION:	Dan: I motion to accept the 2019 Audit.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

MOTION:	Ray: I'd like to make a motion to refund approximately \$13,000 to the two members on the Seawall that were incorrectly billed for CAM fees that they paid, with one such check being \$10,000.	
SECOND:	Dan	



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VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

9. OLD BUSINESS: (Motions as required)

- a. Boat Ramps. Asked the Executive Director to take a look at all of our boat ramps and prioritizing for repair and resurfacing.
- b. Election Newsletter has gone out.
- c. Closing Boat Ramps to residents only. Directed Gary to get quotes and compare prices to close off the Cobo De Bara boat ramp.
- d. Bulkheads. Continuing to repair them to include one that we require an Engineering opinion.
- e. Election. Exploring options as Seashore cannot accommodate us this year due to Covid restrictions.
- f. Meet the Candidates. Thursday 28th January.
- g. Resale Certificates. 575 completed resale certificates in 2020, which shows properties that have changed hands. 100 new homes built on the island in 2020.

MOTION:	Dan: Motion to allow the Executive Director, Gary, to sign the resale certificates.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

10. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters. 6:50pm.

11. RECONVENE: 7:28pm

MOTION:	Sandy: I'd like to make a motion that the Board adopt the supplemental records production that we discussed.	
SECOND:	Drew	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		

12. ADJOURN:

MOTION:	Sandy: I motion to adjourn. 7:30 PM	
SECOND:	Dan	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
MOTION CARRIED		



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- 13. 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.**