



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

February 28, 2023

### 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, Frank Stover, and David Rossi.

#### 2. CONFLICT OF INTEREST

- a) None.

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

- a) **ACC: Bill Hibbs, Member:** 43 decisions recorded, ACC expects a total of 50 decisions to be made effective for February – 9 applications are pending decisions regarding deck/dock extensions. The ACC needs Board approved policy. The ACC requests that their activity be posted on the POA website for the members to see. Some canals are now “shoaling” from sediment deposits. POA member Tom Cable is communicating with the City in a manner that can cause confusion as to whether he is a member of the ACC, copies of some communications were passed around for Board members to review.

#### 4. MEMBERS COMMENTS:

- a. Tom Cable, property owner, spoke to adamantly refute statements made by ACC representative, he stated he was attempting to be helpful to the City regarding issues of new build foundation elevations.

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

- a. Marvin Jones presented a recap of board and special board meetings attended and/or chaired, and the annual meetings overseen.

#### 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: March 25, 2023 (annual board meeting immediately after annual membership meeting).
  - i.) March 28, 2023 Regularly scheduled monthly Board meeting.
- b. New Boat Ramp Sticker Policy Transition: YTD 300 stickers sold, ED reports a positive response received to the new boat ramp sticker policy.
- c. Compliance enforcement monthly update. 75 open violations 17 cleared violations. Violations are, mostly, unauthorized construction, bad decks and docks.



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

- d. Bulkheads: i): Repair activity report: 18 closed work orders (4 were cancelations), 48 open work orders.

Board instructs Executive Director to post on the PIPOA website his written report and bulkhead workorder maps which are included in the monthly Board information.

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

- a. The meeting minutes for Board Meeting Minutes on December 13, 2022, January 12, 2023, and January 31,2023 were included in board books distributed to board members.

- b. Email Votes.

i) Various board email votes occurring between December and February have resulted in a settlement agreement being reached between Ray Morais, Sr. and the PIPOA. The agreement contains provisions for non-disclosure and non-disparagement. *(The final motion was made by Sandy Graves/seconded by Frank Stover. Ayes: Sandy Graves, Frank Stover, Tommy Kurtz, and Marvin Jones. Nays: Drew Diggins, Ray Singleton, and David Rossi. Reference is made to the January 31, 2023 Board meeting minutes for disclosure of the PIPOA expenditure required by the settlement agreement). (Parentheticals inserted by Secretary for convenience of the reader).*

ii) Motion by Tommy Kurtz / Second by Sandy Graves: Motion to place on the ballot *(for March Membership Meeting)* that subdivisions who do not pay the CAM *(Common Area Maintenance)* fees are removed from the POA *(Property Owners Association)*. Ayes: Tommy Kurtz, Sandy Graves, Marvin Jones, Frank Stover, David Rossi, and Drew Diggins. Nays: None. Not Voting: Ray Singleton. *(Parentheticals inserted by Secretary for convenience of the reader).*

<b>MOTION:</b>	Sandy Graves: I make a motion to accept the !2/13/2022 Board meeting minutes.	
<b>SECOND:</b>	Frank Stover	
<b>VOTE:</b>	AYE = _____. Marvin, Sandy, Ray, Tommy, Frank, Drew, and David.	NAY = 0 Abstain = _____
<b>Further Discussion - MOTION withdrawn</b>		

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

Treasurer’s report and January financial statements are included in the board book distributed to the board members prior to the meeting.



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

<b>MOTION:</b>	Tommy Kurtz: I make a motion to accept the January 2023 Financial Report.	
<b>SECOND:</b>	David Rossi	
<b>VOTE:</b>	AYE = 7. Marvin Jones, Tommy Kurtz, Sandy Graves, Ray Singleton, Frank Stover, Drew Diggins, and David Rossi.	NAY = 0 ABSTAIN = 0
<b>MOTION CARRIED</b>		

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

- a. Boat Ramp Slab Epoxy Crack Filling: Manufacturer’s Warranty of Epoxy Product: Manufacturer’s agent represents that it is a life span of 5/10 years under normal circumstances. The installer will warrant workmanship for one year. Board asks Executive Director to request a test of the product by the installer.
- b. Proposed 2023 Budget: Review and Approve: Director Rossi discusses Board members participation in budget workshops and says it is a good budget.

<b>MOTION:</b>	David Rossi: I make a motion to accept the 2023 budget.	
<b>SECOND:</b>	Sandy Graves	
<b>VOTE:</b>	AYE = 6. Marvin Jones, Tommy Kurtz, Sandy Graves, Frank Stover, Drew Diggins, and David Rossi.	NAY = 1. Ray Singleton ABSTAIN = 0
<b>MOTION CARRIED</b>		

- c. Torcsill 2023 Pricing: Director Stover: Latest proposal from company represents a 10% decrease in the base unobstructed unit pricing. However, given the outstanding workorders, it would appear that practically every workorder would need to be a special circumstances negotiation by the Executive Director. Director Kurtz: This proposal cannot be compared on an “apples to apples basis.” Determined that the Board will go back to the company as the prices proposed are not acceptable.

## 10. NEW BUSINESS:

- a. Billish Park Playground Vandalism: Executive Director reports that the new children’s spring riders installed have already been broken, presumably by teenagers. The Executive Director was asked to research the replacement of spring riders with some other more permanent children’s fixtures.
- b. Cabo De Bara Ramp Resurfacing: Executive Director stated that the contractor would honor the 2022 price for the resurfacing. This is the only ramp left to



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

resurface, except for the Encantada ramp which was on hold pending determination by City of work to be done in the area of the boat ramp.

<b>MOTION:</b>	Sandy Graves: I motion approve the resurfacing of the Cabo De Bara boat ramp at last year’s price. Parker Construction, \$40,320.	
<b>SECOND:</b>	Tommy Kurtz	
<b>VOTE:</b>	AYE = 7. Marvin Jones, Frank Stover, Tommy Kurtz, Sandy Graves, Ray Singleton, Drew Diggins, and David Rossi.	NAY = 0
<b>MOTION CARRIED</b>		

- c. Credit Card Convenience Fee: Executive Director reported that the PIPOA current credit card processor TSYS was no longer being used by American Bank. He has researched alternative processors who can provide the same services and further install additional card readers at the POA office for convenience of our property owners, and, further to provide a link on the PIPOA website that will allow use of credit cards without a user needing to personally come to the POA office. Processor is currently offering these services with a 3.5% pass through to the credit card user, debit card users would not be assessed a fee. Executive Director instructed to further negotiate with the processor for a lower fee to be charged to POA members
- d. Disclosure of PIPOA Representatives Projects Before the ACC: The President proposed a committee be formed to develop a policy for notification to the PIPOA regarding Board or ACC members who perform services for PIPOA property owners. The Board was canvassed and Frank Stover, Sandy Graves (Board members) and Bill Hibbs (ACC) were appointed to the “Disclosure Committee”.

CONVENIENCE BREAK: 7:08pm-7:18pm

**11. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters. 7:18pm.  
David Rossi departed meeting during the Executive Session.

**12. RECONVENE:** 8:30pm

**13. ADJOURN:** 8:32pm



## PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

<b>MOTION:</b>	Frank Stover: I motion that we adjourn (8:32pm).	
<b>SECOND:</b>	Tommy Kurtz	
<b>VOTE:</b>	AYE = 6. Marvin Jones, Sandy Graves, Ray Singleton, Drew Diggins, Tommy Kurtz, and Frank Stover.	NAY = 0 Absent: David Rossi
<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.**