



PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MONTHLY BOARD OF DIRECTORS MEETING

27 October, 2020

MEETING MINUTES

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:40 PM (due to audio/video issues).
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Tommy Kurtz, Drew Diggins, Ray Singleton (Virtually through Zoom), and Vicki McGinley.

2. CONFLICT OF INTEREST

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

3. PRESENTATION WITH POSSIBLE BOARD ACTIONS

- a) **BULKHEADS.** Dusty Gordon, Project Manager. Waiting for the DataBase to be finished but currently tracking in MS Excel. Presented a report to the Board as to work underway, completed, issues logged.

The board decided to skip to Agenda Item 8 for expediency.

- b) **ACC.** David Heitzman, ACC Chair. Presented the ACC Applications – Disposition Status through October 27, 2020. Last meeting was held on October 12. Presented one applicant to join the committee. The ACC is receiving an average of 45 applications per month for review/approval.

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

4. MEMBERS COMMENTS:

- a. No comments.

5. PRESIDENT'S REPORT. Marvin Jones.

- a. **SHORT TERM RENTALS.** Sending a postcard-size prepaid survey to all PIPOA owners for their input on this subject.
- b. **COVENANTS COMMITTEE.** No applicants have stepped up yet to serve on this committee.
- c. **LAWSUITS.** No action on the lawsuits.

6. EXECUTIVE DIRECTOR REPORT: (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 December 8th.



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- b. Compliance Inspectors will now be called Inspectors. The island has been split into three areas with one Inspector assigned one area each. We believe this will be more efficient.
- c. TOPS ONE transition. Starting staff training this week. Go Live will be December 1st with a dummy run of PIPOA CAM dues, prior to the actual run scheduled for January 2021 mail out.
- d. Bulkheads Database. Already addressed by the project manager.
- e. PIPOA Website. A mock website has been created for review.
- f. 2019 Audit Draft was presented to the Board for review.

7. CONSENT AGENDA: Vicki McGinley. (Routine items; acceptable without further discussion)
Meeting minutes for September 22nd Board Meeting 2020 were approved. No email votes in September.

8. COMMITTEE REPORTS: (With Possible Board Actions):
a. Moved up to Agenda item 3.

9. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept all financial reports. No motion required)
a) Financial statement September 30th 2020 was approved by the board.
b) We will be taking overdue CAM fees to the small claims court.

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

c)

10. OLD BUSINESS: (Motions as required)
a. Refunds. There are 54 refund requests. There is \$11,000 about to be sent out.
b. Newsletters. Due to be sent out very soon.
c. Closing Boat Ramps. Received two quotes for fencing, which are now under review by the Board.
d. Election.

11. NEW BUSINESS: (With Possible Board Action)

a. 2021 Board Election and Annual Meeting.

MOTION:	Vicki: I motion that we employ Election Trust to run the 2021 Annual General Election for a maximum amount of \$12,874.39.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0



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MOTION CARRIED

- b. 2021 Budget. In draft. Already addressed earlier.
- c. Election and AGM Date.

MOTION:	Drew. I motion that the Annual General Election be set for March 27 th 2021.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0

MOTION CARRIED

- d. Small Claims. The Executive Director met with court officials in Port Aransas in preparation to file the overdue CAM Fees in the Small Claims Court.
- e. Motion to rescind - fines.

MOTION:	Vicki: I motion to rescind the dedicatory document re: fines 11/28/16.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0.

MOTION CARRIED

- f. Motion to rescind – attorney calls.

MOTION:	Dan: I'd like to make a motion that we rescind the motion on the vote that was made on June 23 rd 2020 that requires sufficient time for a conference call to the Board's attorney for all board members.	
SECOND:	Vicki	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0.

MOTION CARRIED

- g. Motion to rescind – Posting emails on Website.

MOTION:	Vicki: I motion that we rescind the posting emails on the website motion.	
SECOND:	Sandy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0.

MOTION CARRIED

The board took a 10-minute comfort break at 6:59 PM.

12. EXECUTIVE SESSION: Recess to discuss Legal and Personnel Matters:

13. RECONVENE in Open Session: 8:26 PM

14. ADJOURN

MOTION:	Vicki: I motion to adjourn. (8:27pm)	
SECOND:	Drew	



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

PHONE VOTE:

A phone vote based on discussion in Executive Session at the October 27th meeting was conducted on October 30th.

MOTION:	Sandy: I motion that we release Jim Smock from his duties as Executive Director of the PIPOA, effective Monday November 2 nd 2020. *	
SECOND:	Drew	
VOTE:	AYE = 6. Marvin, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 1. Dan
MOTION CARRIED		

*Mr Smock decided to resign.

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.