



**PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY
BOARD OF DIRECTORS MEETING**

Tuesday, January 23, 2024

5:30 PM

Wyndham – Corpus Christi Resort North Padre Island Hotel

15202 Windward Drive

Corpus Christi, TX 78418

Streaming to PIPOA Facebook Page

NOTICE OF MEETING AND AGENDA

Members of the audience will be provided with an opportunity to address the Board during Members' Comments. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes. Please sign in prior to the meeting with your name, physical address, email address, and the subject to be addressed.

1. CALL TO ORDER
2. RECEIVE CONFLICT OF INTEREST STATEMENT(S)
3. PRESENTATIONS:
 - a. ACC Presentation – Rick McGinley (ACC Chairperson)
 - i. Presentation (Enclosed on Tab 2)
 - b. Bulkhead Activity Report – Jerry Watkins (Bulkhead Project Mgr.)
 - i. Activity Report (Enclosed on Tab 11)
4. MEMBERS' COMMENTS (3 minutes, per member)
5. PRESIDENT'S COMMENTS:
 - a. As Needed
6. EXECUTIVE DIRECTOR'S REPORT – The Board will receive a report on important topics from the previous meeting.
 - a. Next Board Meeting: February 27, 2024
 - b. Executive Director's Report (Enclosed on Tab 3)
 - c. Compliance Enforcement Update
 - i. Current Open & Closed Violations Reports (Enclosed on Tab 12)



7. CONSENT AGENDA: (Routine items; acceptable without further discussion)
 - a. Secretary's Report: December 23, 2023
 - i. Email Votes – Selection of Election Buddy for the 2024 Board election
8. TREASURER'S REPORT – FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports, with possible motions.)
 - a. December 2023 Treasurer's Report & December 2023 Financial Statements
 - b. 2024 Budget Review & Approval.
9. OLD BUSINESS (with possible motions):
 - a. Status of Diamond Beach-NPI canal connection.
 - b. Status of Hawksnest Bay bulkhead repair.
 - c. Boat Ramp Parking Policy (2024)
10. NEW BUSINESS (with possible motions):
 - a. 2024 Maintenance Charge Collection Policy
 - b. 2024 Annual Meeting / Board Election
 - i. Meet the Candidates Evening
 - c. Motion to amended Maintenance Charge Collection Policy to comply with Section 209.0094 of the Texas Property Code
 - d. Motion to perform Bathymetric study of the Cruiser and Gypsy canal to establish canal depths and contours.
 - e. Overnight Fishing/Camping by non-residents on PIPOA boat ramps
11. EXECUTIVE SESSION:
 - a. Legal Matters (if warranted)
 - b. Personnel Matters (if warranted)
 - c. Contract Matters (if warranted)
 - d. Appeals:
 - i. 15425 Grass Cay Court
 - ii. 14125 Jackfish Avenue
12. RETURN TO PUBLIC SESSION
13. ADJOURN