



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

Tuesday, December 12, 2023

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
 - b. New Bulkhead Project Manager hired.
6. EXECUTIVE DIRECTOR'S REPORT – The Board will receive a report on important topics from the previous meeting.
 - a. Next Board Meeting: January 24, 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: October 24, 2023
 - i. Email Votes -

8. TREASURER'S REPORT – FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports, with possible motions.)
 - a. October 2023 Treasurer's Report & October 2023 Financial Statements.
 - b. Possibly, November 2023 Financial Statements and Treasurer's Report.
 - c. Cam Fee Collection Update.
 - d. 2024 Budget Review & Approval.
 - e. Contacting Reserve Study companies for bids.

9. OLD BUSINESS (with possible motions):
 - a. Status of Diamond Beach-NPI canal connection.
 - b. Status of Hawksnest Bay bulkhead repair.
 - c. Short-Term Rental Amendment to Declarations

10. NEW BUSINESS (with possible motions):
 - a. Election Company for 2024 Board Elections
 - i. Use for Possible Amendment Voting
 - b. Boat Ramp Parking Policy (2024)
 - i. Disposition of Islander Stickers

11. EXECUTIVE SESSION:
 - a. Legal Matters (if warranted)
 - b. Personnel Matters (if warranted)
 - c. Contract Matters (if warranted)
 - d. Appeals (if warranted)

12. RETURN TO PUBLIC SESSION

13. ADJOURN