

PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

REGULAR MONTHLY

BOARD OF DIRECTORS MEETING

Tuesday - June 25, 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 – *This meeting combines the agenda of the Special Board Meeting previously scheduled for 12 Jun 24 at 4:00 PM with the Regularly Scheduled Board of Directors Meeting. See new business below.*

Members of the audience will be provided with an opportunity to address the Board during the 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. Pledge of Allegiance
3. Special Topic: Board of Directors' Re-Organization (RE: 29 May 2024 LTR to Steve Brown signed by Jeff Rackley, Drew Diggins, William Davenport, Dan Herrington, George Reed)
4. RECEIVE CONFLICT OF INTEREST STATEMENT(S)
5. PRESENTATIONS:
 - a. ACC Presentation – Mark Dragoo (ACC Chairperson) Presentation (Monday Database Graphic - Enclosed on Tab 2)
 - i. Nomination for the ACC vacant position: Stephanie Appell – Interviewed by the Executive Director, ACC Coordinator, and ACC Chairman. Island homeowner.

- b. Bulkhead Activity Report – Jerry Watkins (Bulkhead Project Mgr.) Activity Report (Enclosed on Tab 11)
 - c. Corpus PD (As Available)
- 6. MEMBERS' COMMENTS (3 minutes, per member)
- 7. PRESIDENT'S COMMENTS:
- 8. EXECUTIVE DIRECTOR'S REPORT (Included at Tab 3)
- 9. TREASURER'S REPORT – FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports, with possible motions.)
 - a. May 2024 Treasurer's Report and Financial Statement
- 10. OLD BUSINESS - Previous Meeting Residual Tasks (with possible motions):
 - a. Residual Actions:
 - i. Juan Calvi - Canal Dredging Request
 - ii. Section E CC&R Changes - Sent for legal review
 - iii. Impacts Lake Padre Village development as well - DeWayne Gray
- 11. NEW BUSINESS (with motions):
 - a. City Bridges Update
 - b. Seawall annexation by Corpus Christi
 - c. Marvin Jones Records Inspection Suspense
 - d. Set Next Meeting Date
- 12. EXECUTIVE SESSION:
 - a. Legal Matters (if warranted)
 - i. Billish Park Lawsuit
 - ii. Canal Dredging - POA Responsibility?
 - iii. Section E-Covenant Amendment Validity
 - iv. Seawall Conveyance Implications
 - v. Delinquent Diamond Beach CAM Fees

- b. Personnel Matters (if warranted) Staffing
 - i. Budget Impacts of Staff Re-Alignment
 - ii. Benefits Packages and Performance-Based, Bonus Pool
- c. Contract Matters (if warranted) Close out Temporary Services contracts by hiring a POA employee as a Receptionist/Administrative Assistant
- d. Appeals – As Applicable

13. RETURN TO PUBLIC SESSION

14. ADJOURN