

**PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MONTHLY BOARD OF DIRECTORS MEETING
22 September, 2020
MEETING MINUTES**

1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:33 PM.
- b) Board members present: Marvin Jones, Dan Brown, Sandy Graves, Tommy Kurtz (Virtually through Zoom), Drew Diggins, Ray Singleton, and Vicki McGinley.

2. CONFLICT OF INTEREST

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

3. ELECTION OF SECRETARY AND TREASURER

MOTION:	Sandy: I nominate Vicki Marsden McGinley to be the Board Secretary.	
SECOND:	Drew	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

- a) Dan stood down as interim Treasurer.

MOTION:	Vicki: I nominate Ray Singleton to be the Treasurer.	
SECOND:	Tommy	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

4. PRESENTATIONS WITH POSSIBLE BOARD ACTIONS:

- a. Presentation by Mr Dusty Gordon, new PIPOA Project Manager for Bulkheads.
 - i. Working with Mr Pezzi, who does the bulkhead repairs on the Manta Ray tie-back system, with Mr Zanetti on the Bulkhead Database for tracking and reporting capabilities, and currently working on pricing and bidding from other contractors to repair the bulkheads.

5. MEMBERS COMMENTS:

- a. Adreas Gerbert - Island Fairway Estates Block 30. Common Area Maintenance needed near the two existing ponds.
- b. No other member's comments.

6. PRESIDENT'S REPORT

Marvin Jones will comment on items as appropriate.

7. 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 October 27th.
- b. Suggested that due to the Christmas break that the November and December Board meetings be combined, as has been done in previous years, and suggested December 8th as the meeting date.
- c. TOPS transition. Currently the staff are in training on the updated program.
- d. The bulkhead Database is in creation.
- e. Website. Discussions with provider on the updates needed on the website to make it more user friendly.
- f. Audit 2019. The Executive Director will send the draft audit to the board for their review.
- g. Annual General Meeting (AGM). The board was presented with a draft timeline leading up to and including the AGM proposed date. This information will also go in the next Newsletter. The board was given a proposal from Election Trust, who ran our last AGM, to run the upcoming 2021 AGM to include both paper and electronic voting.

MOTION:	Sandy: I would like to go ahead and make the motion that the November and December 2020 board meetings be combined to be held Tuesday December 8, 2020.	
SECOND:	Vicki	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
MOTION CARRIED		

8. CONSENT AGENDA: (Routine items; acceptable without further discussion)

Meeting minutes for July 28 2020, August 25 2020, and the September 10 Special Meeting 2020 were approved. No email votes.

9. COMMITTEE REPORTS: (With Possible Board Actions):

- a. Architectural Control Committee (ACC) – David Heitzman, ACC Chair.
 - a. Not much luck with getting ACC committee members. Have put an add in The Island Moon.
 - b. For the quarter, the ACC has received 113 applications, of those 86 have been approved with no changes, 6 with conditions, 8 disapproved, and 3 sent back as there was insufficient information.
 - c. An applicant to the committee is a condo owner. The question was asked if a condo owner (who is a part owner in a building) in the PIPOA can be on a committee. The Executive Director will ask the question of the Attorney.

10. TREASURER'S REPORT - FINANCIAL REPORTS: (The Board will review, discuss, and then accept all financial reports. No motion required)

- b) Financial statement August 31, 2020 was approved by the board.
- c) Accounts Receivable. For outstanding CAM fees less than \$15K they can be sent through Small Claims Court for collection.

11. OLD BUSINESS: (Motions as required)

- a. Refunds. Checks are being issued to homeowners that paid fines. Builders have had money owed to them deposited
- b. Newsletters. JBBM management company will have the first newsletter out on November 1st, 2020.
- c. Closing Boat Ramp access to PIPOA members only. Waiting for 4 proposals to come into the office. Will report once they've been reviewed.

12. NEW BUSINESS: (With Possible Board Action)

- a. Covenants Committee. Suggest 2 committees, one specifically for ACC issues and the other for general covenant issues.

MOTION:	Drew: I would make a motion that we convene a committee to answer to the board on clarifying within the various covenants on how they're being interpreted by the ACC. They would bring that recommendation back to the board for adoption or a vote.	
AMENDMENT:	Dan: I'd like to amend the motion to say, "two committees: one for the ACC component and one for the general covenants."	
SECOND:	Vicki	
UPDATED MOTION:	I would make a motion that we convene a committee to answer to the board on clarifying within the various covenants on how they're being interpreted by the ACC, two committees: one for the ACC component and one for the general covenants. They would bring that recommendation back to the board for adoption or a vote.	
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0.
MOTION CARRIED		

- b. Short Term Rentals Committee needed to bring in members to make recommendations regarding zoning that the City Council will make an ordinance.
- c. Dan Brown and Tommy Kurtz are both on the ISAAC, who this information will be presented to so they will abstain from the vote as a conflict of interest. The PIPOA representatives of ISAAC are Marvin Jones and Polly Balzer.

MOTION:	Sandy: I would like to make the motion that the board form a short-term rentals committee for the purpose of studying short term rentals, that consists of 5 people, and then make their recommendations to the board
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SECOND:	Ray		
VOTE:	AYE = 5. Marvin, Sandy, Ray, Drew and Vicki.	NAY = 0	ABSTAIN = 2. Dan Brown and Tommy Kurtz.
MOTION CARRIED			

The board took a 5-minute comfort break.

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

13. **RECONVENE in Open Session:** 8:25pm

14. ADJOURN

MOTION:	Drew: I motion to adjourn. (8:26pm)		
SECOND:	Ray		
VOTE:	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0.	
MOTION CARRIED			

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.