

PADRE ISLES PROPERTY  
OWNERS ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 24, 2017  
ISLAND PRESBYTERIAN CHURCH  
14030 Fortuna Bay Drive  
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: D. Brent Moore, Leslie Hess, Carter Tate, Marvin L. Jones, Nancy Tressa.

Absent members: Darrell Scanlan, Jack Sharlow

President Moore called the meeting to order at 5:33 PM

President Moore led the Pledge of Allegiance.

Conflict of Interest Statement – None

Public Comment:

Marta Sprout thanked the board for including the topic “Area Security Patrol” on the agenda. She suggested that the difference between utilizing off duty police officers or a blanket coverage program should be explored.

Michelle Jeffers expressed her concerns relating to several inappropriate comments and actions involving Carter Tate and asked for an investigation into Mr. Tate’s behavior. Michelle also suggested that all board members attend leadership and sensitivity training.

Sue Stockton stated Brent Moore called her a liar at the August board meeting and that she is not a liar. Sue commented that she previously shared concerns about a PIPOA employee and their previous employment issues. Sue commented that the employee continues to work for the PIPOA.

Sandy Graves asked about the ACC vacancy, where it was posted and what the criteria is. She wanted to know what the \$2,500 Kiwanis check was for.

Kurt Tugman is concerned about increased crime on the island. He shared information about a new security program in the area and supports hiring off duty police to provide island security.

Barbara DeToto questioned what provisions are in place currently and for the future. She also feels that there has been too much negativity between the board and members of the PIPOA.

Brian Hausknecht complimented the board for placing security concerns on the agenda. Brian also questioned the \$2,500 Kiwanis check.

Danny Graves submitted an invoice for his services, stated that there are a lot of questions about the accounts spent with the POA and the practice of the board of directors, he stated that there is far too much spending for no work production.

Teri Beck questioned the PIPOA committee meeting process, where the ACC meeting notices are posted, why some meetings are closed and some are open. She questioned why all meetings aren't open to everyone and if there are rules for the meetings.

Rhonda Kryawinski feels that there is a lot of unsafe activity going on in the canals and says something needs to be done about it. People are getting hurt in the canals. She reported an issue with their bulkhead and expressed her displeasure for all the numerous delays and excuses they encountered from the PIPOA staff.

Joe Minevine would like to be able to address an agenda item right before the item is presented on the agenda. He expressed his concern about who is going to pay for a security patrol program for the island. Joe wanted to know if a letter had been written to the police department requesting more patrol for the island. He suggests locking your cars, getting to know your neighbors and joining a neighborhood watch program.

George Potter shared his concern that fighting against each other tears us down and that he is concerned about the safety of his family.

Fred Edler explained that a program in Houston utilized off duty officers to provide security for the community. The local police department provided vehicles and fuel for the security program and the HOA provided the wages.

Richard Pittman thanked the board for volunteering and serving on the board. He is concerned about the missing markers in the canal and what is being done to get the markers replaced.

Nita Smith announced that the Canals and Waterways Committee needs members and that the committee is working to get the canal markers replaced.

Board Comments;

Brent Moore invited Sue Stockton to a meeting to discuss her concerns related to her comment about a PIPOA employee.

Brent Moore stated that the \$2,500 Kiwanis check issue will be investigated.

John Bell commented that the cost of a security patrol program would have to come out of member's fees.

Leslie Hess stated that she reviewed the work conducted by the employee that Sue Stockton expressed concerns about. The PIPOA auditor's management letter did not find any discrepancies during the audit.

#### Presentations:

Leslie Hess presented the findings of an investigation requested by Jim McFadden received October 3, 2017. The investigation took 60 hours to complete. A copy of the results is available for review at the PIPOA office.

John Bell provided a Padre Isles Management District "White Paper" report describing the components of the Management District.

John Bell apologized for an error he said that he pulled an incorrect file and submitted the 2017 Bylaws.

#### Compliance Committee

Leslie commented that the Compliance Committee is a temporary committee and is not open to the public. Leslie Hess reported that the Compliance e-mail is working. Members are able to log onto the website and send an email that is automatically forwarded to all committee members. The Committee is in the process of defining level of violations from minor to sever. Sara Puckett resigned and the committee is not seeking new members, this committee is not a standing committee. Brent Moore asked Leslie Hess for attendance information for the committee.

#### Architecture Compliance Committee

Nancy Tressa welcomed members to attend the ACC meetings. Philip Young reported that the ACC is working to modify the guidelines. The committee is working with contractors, approvals of projects and routine construction. Currently there are 78 water access construction projects and 9 water front projects and 6 other projects totaling 93 separate projects. Philip thanked Linda Sharlow for being a member on the committee. Brent Moore stated that he wanted to discuss the chair position with the board. Brent Moore made a motion to accept Heather Cooley on the ACC. The motion passed unanimously. Marven Jones asked what the process was to accept applicants and suggested that the board make a better effort to promote openings and conduct a screening process so the community knows about the openings. Marvin also asked

how many people had applied for the committee. The board would like to see openings placed in the Island Moon. Carter Tate seconded, Leslie Hess abstained.

#### Waterways & Canals Committee

The Waterways & Canals Committee meetings are open to everyone. The committee would love people to come to the meetings. The committee is currently working to get channel markers replaced after Harvey.

Carter Tate apologized for inappropriate comments that he made.

Marvin stated that there have been a lot of questions about the MMD. There is a copy at the PIPOA office for review. Carter Tate asked if the district could qualify for FEMA funding opportunities and Marvin Jones asked if the MD has the opportunity to purchase land.

William Goldston updated the board on the Hurricane Recovery & Debris Cleanup study, Billish Park and the Primavera Bulkhead Project. The question was asked if the PIPOA wanted to transfer canals and waterways to the MMD. The PIPOA has received 100% submittal plans for Billish Park and construction is scheduled to start after the first of the year. The cap has been removed and most of the tie backs have been replaced. The contractor ran into a problem that required a \$21,800 change order that was approved by the board.

Nancy Tressa reported that the Community Gardens fared well from Hurricane Harvey. There are 100 gardens, 40 currently need work. There are 2 gardens available with no waiting list. The cost to have access to a garden plot is a one-time \$25 fee. The gardens have touched over 150 people providing a good experience.

Nancy Tressa provided the Canals & Waterways Committee report. The latest meeting was held October 19<sup>th</sup>, 3 members were present plus Nancy Tressa. The committee has 1 opening. Meetings will be held the 2<sup>nd</sup> Tuesday each month at 5:30pm at the PIPOA office and everyone is welcome to attend. A five year plan is being developed with goals. The committee plans to educate the community on how to keep our waterways safe. The committee is working to replacing the no wake signs that disappeared during Hurricane Harvey. The Sheriff's patrol boat will be introduced on November 1<sup>st</sup> at 10:30am at the Fortuna Bay Boat Ramp. Everyone is invited and encouraged to attend. The committee would like to do a Town Hall in the Spring.

Marvin Jones made a statement that during the last Bylaws and Policies meeting that neither he nor Darrell Scanlan accused Carter Tate of stealing anything. Brent Moore commented that this topic would be discussed in executive session. Marvin provided a preliminary draft with

changes for the PIPOA's Bylaws and Policies for review. The committee plans to bring revisions and recommendations back in 30 days. Meetings are open to the public.

Carter Tate reported that Stan Hulse sent in a report for ISAC and that there was a TER's meeting October 25, 2017. Carter said that the committee is following up on different issues.

Executive Director updated the board on the Hurricane Harvey clean up efforts.

The Security EXPO and Lessons Learned from Harvey has been set for November 13<sup>th</sup>, at 6pm at the Seashore Learning Center Gym.

The October Newsletter has been submitted for print and will be going out. The community was asked to submit article topics they would like to see in future issues.

The PIPOA is preparing for the upcoming board election to be held in March 2018. Information about the election will be published in the Island Moon and on the POA website.

There have been 18 washouts that have been identified, 2 tie back issues, 26 bulkhead and 5 wave erosion issues that are being dealt with.

The City will conduct a second pick up for build trash on October 23<sup>rd</sup>.

The PIPOA office will implement an issue log for all issues that we are contacted about. This includes walk in issues, email and phone call conversations.

The compliance division has been working on hurricane clean up and will be returning to regular duties soon.

The office and shed locks have been changed along with computer passwords.

Marvin asked what the Harvey Cost were used for. Explanation discussed at the meeting.

Treasure Report-There was a question, "Where do we maintain? What are our common areas"? Brent asked for a visual of the areas. Brent Hess asked the Executive Director how much it had cost to respond to Members Record Request and was the stated cost cumulative? There was a discussion on record retention requirements for PIPOA files. Brent Hess stated his concerns on the record request and the time that staff were devoting to completing the request. Brent Moore asked if on the next budget if we could specify what the Special Projects funds cover.

Leslie Hess requested a detail report for line item 22140 from the Balance Sheet—she stated that we should not have a credit and she would get with the Executive Director to get this resolved.

Recurring Business-PIPOA building remodel is currently on hold.

IT Systems Update-

Transfer of hard copy data of all Board meetings from 1982-1984, 1993-1994 and 2002-current has been completed

Nancy Tressa made a motion to move forward with bids to install the aerators and electrical connections. Carter Tate seconded and the motion passed unanimously.

Carter made a motion to move forward to submit a bid for a new computer system, Leslie Hess seconded and the motion passed unanimously.

The Executive Director requested that a committee be established to research and develop an RFP to provide security patrol on the Island. John Bell discussed several different types of security programs. Marvin Jones stated his preference is to utilize off duty police officers. Marvin volunteered to serve on the committee. A motion was made by Carter Tate to establish a committee to research different security patrol options, Leslie Hess seconded, the motion passed unanimously. The Executive Director asked Marta Sprout to be on the committee along with other concerned members of the PIPOA.

Carter Tate made a motion to move forward with an RFQ to remove the debris detected by the sonar scan provided by Hanson. Nancy Tressa seconded the motion and the motion passed unanimously. Brent Moore asked if we could get the CCC group to submit a bid to remove the debris along with several other firms. Carter Tate made a motion to put out for bid to at least 3 agencies to remove debris in the canals caused by Hurricane Harvey, Nancy Tressa seconded and the motion passed unanimously.

The Board went into Executive Session at 9:15pm.

The Board exited Executive Session at 11:30 pm and adjourned the meeting at 11:31pm.