

PADRE ISLES PROPERTY
OWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
MAY 23, 2017
ISLAND PRESBYTERIAN CHURCH
14030 Fortuna Bay Drive
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: D. Brent Moore, Darrell Scanlan, Leslie Hess, John Sharlow, Carter Tate, and Marvin L. Jones. Nancy Tressa gave per proxy to Leslie Hess.

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

Jack Sharlow led the Pledge of Allegiance.

Conflict of Interest Statement – There were none.

Public Comment:

Marta Sprout thanked residents for supporting the shoe drive and talked about security on the Island. She said there would be a listening session with Captain Weber who is the Bravo division commander on May 30, 6 PM at the Veranda. She also spoke about the volunteers who are willing to help elderly or disabled residents do the maintenance required at their properties.

Sandy and Danny Graves thanked Marvin for having the town meeting and the McFaddens for video recording the meeting. She said she thought it was evident property owners were not being treated with respect and felt the Board should be ashamed of their actions. She also asked that all contracts be posted on the web and said the Island is growing and the Board needs to grow with the change.

Sheila Allen asked that the arguments stop, there are complainers with issues needing to be resolved so that folks can have the good life for everybody.

Dennis Sprout felt the Primavera canal end could be resolved. He wanted no spending on Billish park until the City could guarantee a permanent solution to the watering.

Brent Hess spoke about the fact that the compliance program was for builders as well as homeowners.

Scott McFarlane said the compliance program was a waste since the City should be doing it. He said we need to pressure the City to get it done.

Heather Cooley brought pictures of a home under construction and wanted more stringent things to be done.

Bob Algeo again said the Board could not pass compliance standards and fees and felt they had taken away his property rights.

Jen Seymour introduced herself and talked about the fund raising she had done and continued to do for the playground equipment for Billish Park.

Presentations:

Marvin Jones asked that his request to consider video recording of the Board meetings be withdrawn. Since a resident is currently recording the meeting and putting it up on Facebook, Marvin felt we did not need to spend the money to do this. Originally, Marvin suggested the Board should have an archival of all recorded meetings. Leslie expressed a concern that since the Board does not own the Facebook site

these are streaming on, we haven't achieved our goal. Marvin was going to look into a more permanent archival the Board could retain even if it was copies of the recordings on a flash drive.

William Goldston reported on the Hurricane Recovery project. Borden insurance quoted a cost of \$500 thousand for \$5 million worth of coverage for the bulkheads with \$100T deductible. Leslie and Marvin asked for a copy of Mr. Rodino's resume, which was included in the packet from last month. Regarding Billish, the agreement has been signed with Hanson and we are supposed to have a schematic design of the park by June 27. A written report from Hanson was included in the packet which gave a breakdown on the comments received thru today.

Maybeth said Hanson was waiting to see if the report they provided was adequate or what the Board was looking for. The Board agreed so she will contact Hanson to let them know they should continue the project.

The minutes for April 25, 2017, Annual and Regular monthly meetings were accepted as presented.
Committee Reports:

Compliance Committee – Leslie reported the committee met 2 times in the past month and had some recommendations for the Board.

Carter moved to accept the first recommendation – “there is no need to review every home on a given street. Instead, the inspectors should focus on the bigger issues that are “more obvious: or the result of a phone call or notice that has been received by the PIPOA. As this practice is implemented, the Board will support your position that this is not discriminatory, but rather enforcement of the “obvious” issues which inhibit our community from presenting as it should,” Jack seconded the motion and it passed with Darrell voting no. The palm tree recommendation was sent back to the committee for further review and refinement.

Architectural Control Committee – Linda reviewed her written report.

Canals and Waterways – Nita Smith reviewed her written report.

By-laws, Policies and Procedures Committee. Marvin, Carter and Darrell met but they all did not have the correct Policy Manual so the items are under review as of May 17. Maybeth explained the collection procedure for past due accounts. The first effort is a letter from the Executive Coordinator. If there is no response, they are given to our attorney for further action. She talked about some of the owners which we just can't find. The County will foreclose on those at some point and we may get some money, but not very much. What we will get is a new paying owner.

Executive Coordinator Report – Maybeth presented her written report. In addition, she said there would be a hurricane preparedness town meeting on June 15 at 6:30 at Seashore Middle Academy, on Park Road 22. There is a committee application form on our website. So far, no one has applied. She also talked about the various requests for information that have been received. Brent then raised the issue of one of the residents submitting a 43 page document contending the Board had done illegal things. John Bell responded to the points raised that in fact, the resident did not have correct information or interpretation of the laws which apply to our Association.

Treasurer's Report – There were questions about the higher ballot and legal fees. Maybeth explained those were higher because of the number of ballots as well as the number of legal questions which had

been raised in the past several months. There was another question about consulting fees. The request was that those fees be broken out on future reports. Leslie requested a detail listing of all legal fees recorded this year by category and if they were the result of correspondence received by whom. The reports were accepted as printed.

Recurring Business:

Billish – covered in the presentation part of the agenda. No further action required at this time.

Primavera Canal end – Brent explained there had only been 1 company who bid on the project which was not in compliance with the requirement for the bid. He said the plans were not being adjusted and a new bid package was being put together. It should be ready to send out in about 2 weeks.

Board Policy Manual – No action taken

PIPOA Hurricane Recovery and Debris Cleanup letter of agreement – Carter moved to move forward with Phase 1 of the Tom Rodino proposal/contract, Darrell seconded the motion and it passed with Marvin voting no.

IT Assessment – Maybeth was directed to prepare a business plan for replacing the equipment.

New Business:

Property Owners Survey – Maybeth explained the idea behind the proposed survey. It was decided to take it up in a Board workshop.

Board Packet – Brent advised there will be a Wednesday prior to the Board meeting for a deadline for all committee reports as well as agenda items so that all items can be sent out in the Board Packet by noon on the Friday preceding the Tuesday Board meeting.

Member appeal of maintenance standards fine – Carter moved to deny the appeal, Leslie seconded the motion and it passed with Marvin voting no.

The Board then went into Executive Session.

The Board reconvened with no action being taken.

Jack Sharlow moved to adjourn the meeting at 9 PM.

Respectfully submitted, Darrell Scanlan, Secretary