

PADRE ISLES PROPERTY
OWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
JUNE 27, 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, Nancy Tressa and Marvin L. Jones.

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:

Steve Schellenberg spoke about the bulkhead failure on the canal end on Primavera. He is upset about the delay in getting it fixed.

Heather Cooley again brought pictures of a home under construction in her neighborhood along with a bag of trash. The pictures are included in the binder in the office.

Michelle Jeffers asked where the money for the decals went.

Presentations:

Marvin Jones presented a report on the costs to record and stream PIPOA board meetings. Bottom line was that it would cost \$300 per month for a turn key operation rather than investing in the equipment.

William Goldston asked Tom Rodino to summarize the report he gave to all Board members. Tom said he had completed Phase I which described the project, the needs, what we have, what we need to do to be prepared and what is public infrastructure. He explained the FEMA criteria and documentation required. The next phase – Phase II is the risk assessment and how it works with the City. Brent asked Board members to review the materials and get back to him with thoughts on proceeding.

Craig Thompson of Hanson Engineering reported on the Billish Park redesign. They are moving forward and hope to have construction documents by August.

Jay Gardner was not at the meeting and Maybeth was directed to request a written status and budget from Jay to be sent out as soon as possible and to make sure he knows about the next Board meeting.

The Primavera canal end project is just about ready to go out for bids. Maybeth was instructed to get the holes filled and the area straightened out.

The minutes for May 23, 2017, were accepted with Leslie's additions. Mr. Rodino was asked to send his resume to Leslie as she has not received it.

Committee Reports:

Compliance Committee – Leslie reviewed her written report and said her committee asked her to do a straw poll of the Board members on why they did not approve the recommendation on palm trees. Each of the Board members explained why they were against it. Brent said he really thought we needed to put out an RFP for palm tree trimmers to see if we can get a better price for trimming. The Board generally thought that was a good idea.

Architectural Control Committee – Linda reviewed her written report and talked about the meetings the ACC was having with builders. The ACC is committed to getting the builders to do a better job of cleaning up their job sites. Maybeth was asked about having people who will clean up sites. She needs to get something in writing including a copy of the insurance coverage.

Canals and Waterways – Nita Smith reviewed her written report. Nita said the Parks and Wildlife wanted something on the PIPOA letterhead requesting they enforce the No Wake in our canals. She also asked for something formal to bring to ISAC. After discussion, Maybeth will do the letter for Parks and Wildlife, but no action was agreed upon regarding ISAC.

By-laws, Policies and Procedures Committee. Carter presented a letter to the Board recommending the review be postponed and that all Board members needed to participate in the review of the documents. Marvin Jones presented a proposal to have a new committee which he would Chair and would be made up of 8 PIPOA members whom he would choose. There was a discussion with no decision.

Executive Coordinator Report – In addition to her written report, Maybeth presented a response to the earlier complaint about a building sight wherein it was claimed we had not done anything. She provided a written recap showing the builder had received \$250 in fines and also had pictures which corresponded to her recap. The pictures are a part of the minute file in the office. She also explained the decal money goes into the general fund and there is a line for it on our budget document.

Treasurer's Report – There were questions about the higher ballot and legal fees. Leslie asked for a better breakdown of the ballot and audit costs. Brent said there needs to be a written ballot procedure for future elections which includes the ballot box and so forth. It was pointed out that we have several contracts which will be coming up this fall which will need to be re-bid. Marvin asked the question about whether our accounts at UBS are insured. Maybeth will get that information for him. 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 – Covered in the presentation.

New Business:

Property Owners Survey – Josh Jordahl explained use of Qualtrics for conducting the property owners survey. Carter moved to approve the contract with Qualtrics, Nancy seconded the motion and after discussion, it was passed unanimously.

Remodeling of PIPOA Building – Brent explained that there was a need to remodel the building. He said he would like to schedule a workshop to discuss the building as well as the survey questions. No dates were chosen, but he asked the Board members to suggest times to him.

Security cameras – Brent suggested it might be worth the PIPOA doing a solicitation for purchasing a number of home security cameras which owners had committed to purchase. There was a discussion and the suggestion is that the PIPOA have a Security Fair in the fall and invite various vendors to attend. Maybeth needs to work up a plan.

IT System and Board monthly agenda – Maybeth reported that the order was placed for the security part of the IT audit recommendations. The server and new equipment depends on the building remodel and working the items into the budget, possibly for 2018. She will also work with our webmaster regarding the Board agenda item. She will also work on developing a spreadsheet system for employees to use to be able to log residents calls and resolutions.

The Board then recessed to go into Executive Session. Brent advised residents that no votes were expected as a result of the Executive Session.

The Board was called back to order at 9:40 PM

Nancy moved with a heavy heart to accept the resignation of Maybeth Christensen effective September 29, 2017, and to contract with LK Jordan for 180 days to do the search for a new Executive Coordinator. Carter seconded the motion and it passed unanimously.

Jack Sharlow moved to adjourn the meeting at 10 PM.

Respectfully submitted, Darrell Scanlan, Secretary