

PADRE ISLES PROPERTY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 23, 2010
POA OFFICE

BOARD MEMBERS PRESENT: Bill Bodrug, Dave Kurz, Nancy Tressa, Cheri Sperling, Jack Sharlow, Brent Moore, Jeff Carlson (arrived at 5:45 PM)

OTHERS PRESENT: Tony Merin, Jack Lavers, Steve and Kristen Hiett, John White, John Bell, Lisa Underbrink and Maybeth Christensen

The meeting was called to order by Vice President Bill Bodrug at 5:30. Bill explained that Jeff was stuck in traffic and would be arriving shortly.

Nita Smith again talked about the problem of the house next to her on King Phillip which is owned by Fernando Ramirez. It is now for sale. She is upset that the POA has not done enough to Mr. Ramirez. Mr. Bell explained there is not much we can do with this situation other than have the City keep the pressure on and for Maybeth to continue to urge Mr. Ramirez to finish the project.

Steve and Kristen Hiett did not have any request, just came to observe.

Jack Lavers made a presentation on behalf of property owner Tony Merin. Mr. Lavers pointed out that Blocks 45, 46 and 3 did not have the amendment to the covenants filed and therefore we were incorrectly billing the increased rates on those properties. He also pointed out that the fees on his properties were higher than any other commercial properties which are waterfront properties. He requested the rate for the waterfront properties in this section, Island Fairways Estates, be set at 1-cent per square foot in order to be in line with other commercial properties on the Island.

Mr. Bell explained that it was true that the amendment for these blocks had inadvertently not been filed. The vote did pass in the whole section as well as in this particular section.

Mr. Lavers pointed out the covenants were specific on what type of businesses could be built in this area, i.e. a neighborhood business inside a multi-family building on the first floor. Mr. Bell said the ACC has the right and authority to alter the covenants to approve other types of buildings which they have done. Given the way those blocks were platted, it is not practical to build multi-family on those lots.

Mr. Lavers pointed out the framers of the covenants provided for the Board to have the authority to make the change to lower the fees. Mr. Bell agreed.

Mr. Merin said he had never received a ballot. It was explained to him that his not returning the ballot meant that he was counted as voting against. Mr. Lavers pointed out that in this subdivision, there was no chance for him to win since his property is the only

property that pays any fees. President Carlson advised them the Board would take that into consideration during the deliberations.

Executive Coordinator Report - Maybeth had nothing to add to the report. The only question was regarding the boat lights. She said she had checked on the price of lights. The price for 1000' of lights would be \$280. She had talked with Norm about the price. Bill Bodrug moved that we offer Norm Baker \$500 for lighting his boat for the La Posada boat parade. Nancy Tressa seconded and it passed with 2 opposing. Maybeth is to check with Norm to get a sketch or plan. Brent raised the question of why we would do this. The discussion was to promote community involvement. This is the 33rd year for the parade and the Island is the largest contributor of Toys for Tots.

Bill Bodrug asked about the billings report where we have written off bad debts. If the POA moves forward to foreclose on properties, the POA is able to collect the past due CAM fees, but if the County or Bank forecloses in most instances we are not entitled to fees prior to the date of foreclosure.

Minutes: The October 26, 2010, minutes were accepted as written.

Financial Reports: Due to an error in the printing of the report, Maybeth is to correct them and send them out by email. Nancy Tressa moved that we approve the financial reports by email, Dave Kurz seconded and the motion was passed.

Standing Committees: ACC - Dave would like to see numbers rather than general statements by Sam. Specifically would like to know if there are fewer boats and trailers on vacant lots, is there a change, count signs and what kind of signs.
Canals and Waterways - Sea Tow has been putting out the No Wake signs.
Padre Island Action Committee - The list of coming events was included in the package.
Beautification Trust - John White reported on the addition to Bob Hall Pier as well as Packery Park. He finally has talked with the widow regarding the palm trees and she will be back in court in December so we will know more then. He has arranged to buy her digger equipment. The sand is being moved from in front of ElConstante. Additional dredging will be done in Packery Channel. Final negotiations are in the process for the County to take over beach clean-up from the South Jetty to the County line. Wildflowers are still being discussed.

The Garden Club has been contacted regarding putting the plants on the monuments. We should have them in the near future.

Old Business: Bulkhead cap report was included in the packet. Maybeth reported we are over half done with the Granada canal. We are looking at various options to replace the sand which has silted out from behind the bulkhead.

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Lot Mowing - Maybeth presented a policy to allow the POA to mow lots which are out of compliance. Maybeth will distribute the revised policy by email. Nancy moved that the Board accept the policy as read by Maybeth to be the first reading of the Policy and that the final vote on the policy be done by email by December 1, 2010. Bill seconded the motion and it was passed.

Strategic Plan - There was a discussion about the strategic plan and the usage of the word "ensure" in various places. With the help of John Bell, the wording on pages 1 and 4 were changed. The passage was tabled with instructions to Maybeth to make the corrections and send the new language out by email for a vote.

2011 Budget - The vote on the budget was tabled until after the Executive Session.

Cheri distributed the real estate sale statistics and Maybeth explained the crime stats. Maybeth also said that we now have a "counter" on our website and the Board asked that the dashboard report be emailed to them.

Nancy moved to adjourn the meeting at 7:45 PM, Dave seconded the motion and it passed.