

PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.  
REGULAR MONTHLY  
BOARD OF DIRECTORS MEETING

Tuesday – 28 October 2025 - 5:30 PM

**Location:**

**Island Presbyterian Church (IPC) – Annex**  
**14030 Fortuna Bay Drive**  
**Corpus Christi, TX 78418**

**Attend in person or login via Zoom**

**Browser:** [zoom.us](https://zoom.us)  
**Personal Meeting ID:** 439 451 0087  
**Participant Passcode:** xqxKy6

**Or, copy and paste into your browser for immediate access:**

<https://zoom.us/j/4394510087?pwd=Lm0yKMYxcWsFdYhzjuiWaFbLo6a00N.1>

**NOTICE OF MEETING AND AGENDA – Subject to Update during the notification period**

Members of the audience will be provided with a 3-minute window at the end of the meeting to address the Board with specific, agenda-related questions or comments. At your option, you may submit agenda-related questions in advance via email to: [exdir@pipoa.net](mailto:exdir@pipoa.net). Zoom participants may use the chat function to ask a question. Please sign in prior to the meeting with your name, physical address, email address, and the subject to be addressed. Zoom chat questions will be addressed time and content permitting. If there are discussions that need to be addressed in an executive session, the board will conduct that session as required and provide a summary of any decisions voted on by the board.

1. Call to Order
2. Pledge of Allegiance
3. President's Comments:
4. Special Topics (if any):
5. Receive Conflict of Interest Statements (if any)
6. Approve Minutes from previous meeting
7. Presentations (5-Minutes each):

a. ACC Presentation – Mark Dragoo (ACC Chairperson) Presentation

- ACC\_Guidelines Re-Write in-process

b. Bulkhead Activity Report – September 2025

- TruLine bulkhead completed on Atascadera and Cruiser Canal
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8. EXECUTIVE DIRECTOR'S REPORT:

a. Major Infrastructure Projects Beyond Bulkheads

- Billish Park Agreement Update Completed – City-POA Procedural Differences being worked
- Skate Park, if approved, will be the City's Responsibility
- Well Project - Slow Down due to Vendor No Show – Re-Engaging now with 2 Well Services Contractors

b. Business Transparency – Current Activities

- ManageCASA - continuous optimization for our specific requirements
  - Template Processing
  - Message Distribution
  - Accounting Tools
    - Financial Reports and their Formatting
  - Subdivision eVoting Reporting Consolidation
  - Anticipated Price Increase as we approach day-to-day sustainment

c. Property Audits, General Trends, Progress Map – Add Graphic

d. Texas Property Code update on fences:

In 2025, Texas substantially revised the rules governing homeowners' associations (HOAs) and property owners associations (POAs) in relation to fences, via **Senate Bill 711**, which modified

**Texas Property Code §202.023.** The update took effect **September 1, 2025**, and it significantly changes what control associations have over fences.

### **HOA/POA limitations and homeowner rights**

Under the revised law, **HOAs and POAs may no longer completely prohibit security fences** on private property as part of a homeowner's right to install "security measures." This includes **perimeter fencing** for safety and privacy purposes.

However, associations **may still regulate important aspects** of those fences, including:

- **Material and design standards:** Boards may require certain materials, colors, or styles to maintain architectural consistency.
- **Location restrictions:** HOAs/POAs can now **prohibit fences** in certain areas including sidewalks, easements, drainage areas, or license zones.
- **Front yard restrictions:** Associations **may restrict** fencing in front of the *front-most building line* of a dwelling, **unless** the homeowner qualifies for an exemption (such as law enforcement officers or persons whose addresses are confidential by law).
- **Driveway gate setbacks:** If a driveway connects to a laned roadway, the **gate must be set back at least 10 feet** from the right-of-way.

### **Grandfathered and exempt properties**

Homeowners who installed front yard or perimeter fences **before September 1, 2025**, are **grandfathered** under the previous rules and are not subject to the new restrictions.

Exemptions also apply to:

- Homeowners whose addresses are **protected from public disclosure** under Texas or federal law.
- Homeowners who can **document a security need** through a **law enforcement agency**, such as a credible threat or safety risk.

### **Summary of post-2025 HOA/POA control:**

| <b>Control Area</b>           | <b>Authority Granted to HOA/POA (2025)</b> | <b>Homeowner Protection</b>                              |
|-------------------------------|--------------------------------------------|----------------------------------------------------------|
| Prohibiting security fences   | Not allowed                                | Homeowners may always install perimeter fencing          |
| Material, design, color       | Allowed                                    | Subject to prior approval under architectural guidelines |
| Fences on sidewalks/easements | May prohibit                               | None if fence obstructs access or drainage               |
| Front yard fences             | May prohibit, unless exempt                | Grandfathered or exempt owners may retain                |
| Driveway gates                | Must be 10 ft setback                      | Applies statewide                                        |

#### d. Financial Audit Progress

#### 9. TREASURER'S REPORT:

- Financial reporting updates

#### 10. OLD BUSINESS - Previous Meeting Residual Tasks (with possible motions):

- a.
- b.

#### 11. NEW BUSINESS (with motions):

- a. POA Canal Committee activities and top priorities – CoCC, TGLO, PIPOA Meeting

#### Recap

- b. No BoD meeting during November
- c. TBD
- d. Set next meeting date: 22 December 2025 5:30 PM

#### 12. MEMBERS' COMMENTS (3 minutes per member)

#### 13. Optional Executive Session

#### ADJOURN

