

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

Tuesday – 24 February 26 - 5:30 PM

Location:

Island Presbyterian Church (IPC) - Sanctuary
14030 Fortuna Bay Drive
Corpus Christi, TX 78418

Attend in person or login via Zoom

Browser: 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

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):
 - ACC Presentation – Mark Dragoo (ACC Chairperson)
 - Compliance Summary
 - Bulkhead Activity Report – January 2026
8. EXECUTIVE DIRECTOR'S REPORT:
 - Annual Meeting – Last Saturday of March (28 Mar 26) 10AM Seashore Middle School Cafeteria - 15437 SPID and Zoom

- Upcoming Board Election* – 4 seats + Residual Bylaw Action on the Seawall
 - Posted: Notification, Schedule, Instructions, Sample Ballot Worksheet
 - MC Registration Invitations Resent – **1364 Joined out of 3 Invited**

Title	Start	End
Kickoff 2026 Voting Process	1/1/26	3/27/26
Registration Period - Extended	1/5/26	2/15/26
Vet Candidates	2/16/26	2/23/26
Develop eBallot	2/16/26	2/23/26
Post Info on Website	2/24/26	2/25/26
ePolls Open	2/25/26	3/24/26
Candidate Meet and Greet - TBD		
eBallot Worksheets due NLT to POA Office	2/25/26	3/19/26
Polls Closed – Results Computation	3/25/26	3/27/26
Annual Meeting	3/28/26	3/28/26

*** Voting will be conducted only by electronic means – ManageCASA – See website “e-Voting Information” for details**

A reminder: there is only one vote per property. The paper ballot worksheets are in the mail - USPS; one to each property address where the member has not registered for ManageCASA. ManageCASA members will be notified by email from ManageCASA when their eVoting ballot shows up on the portal. Members are encouraged to vote electronically via a login to their ManageCASA portal. If they use a paper ballot worksheet it must be legible, completely filled out and received by the POA office NLT 19 March - See website “e-Voting Information” for details.

The paper ballot worksheet:

2026 PIPOA eVoting Ballot Worksheet

Printed **Property Owner's Name:** _____

Printed **Property Owner's Address:** _____

Complete this Ballot Worksheet and mail* it to:

* Ballot worksheets must be legible and received at the POA Office no later than **19 Mar 26**. You may also personally deliver it to the office but **the POA staff will not accept ballot worksheets delivered by a 3rd party or incompletely filled out.**

PIPOA
14015 Fortuna Bay Drive
Corpus Christi, TX 78418

Description: 2026 PIPOA Board of Directors and Bylaw Update - Electronic Voting Only

Calculation Method: Weighted Property-Based Voting. POA Staff will Verify Name & Address

Reference Files: Current (2023) Bylaws
Candidate Resumes
Section A Deed Update

Reference File Location: <https://padreislespoa.org> "E-Voting INFORMATION"

Vote on Proposition 1: Board Member Candidates

Please vote for **4** of the following candidates:

- | | |
|---------------------------------------|--------------------------------------|
| Terry Brown <input type="checkbox"/> | Candidate 5 <input type="checkbox"/> |
| Ross Garcia <input type="checkbox"/> | Candidate 6 <input type="checkbox"/> |
| Mark Dick <input type="checkbox"/> | Candidate 7 <input type="checkbox"/> |
| Jim McFadden <input type="checkbox"/> | Candidate 8 <input type="checkbox"/> |
| Abstain <input type="checkbox"/> | |

Vote on Proposition 2: Bylaw Update

Now that the City of Corpus Christi owns the Seawall, the PIPOA must remove Para 4.05 "Seawall" from the Second Amended and Restated Bylaws of the Padre Isles Property Owners Association and refile the bylaws with Nueces County.

- Yes, I approve of this necessary change to avoid future financial responsibility for the Seawall.
- No, I disapprove. Abstain

Note: We cannot enter your voting information into ManageCASA without your legible Name and Address printed above.

Figure 1: Ballot Worksheet_Draft

- Billish Park Well Project Update – Work In-Process to correct electrical damage due to a past lightning strike

9. TREASURER'S REPORT:

- Financial reporting updates

10. OLD BUSINESS

11. NEW BUSINESS (with motions):

- Annual Meeting – 28 March 10AM Seashore Middle School Cafeteria - 15437 SPID and Zoom
- TBD
- TBD

12. MEMBERS' COMMENTS (3 minutes per member)

13. Next Meeting: 28 March 26 following the Annual Meeting

13. Optional Executive Session

ADJOURN