

PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.
Resumption of the Annual Meeting and Regular Board of Directors' Meeting

Tuesday – 28 April 26 5:30 PM

Location:

Island Presbyterian Church – Annex
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

Zoom participants may use the chat function to ask a question. Zoom chat questions will be addressed time and content permitting. If you wish to address the board, please sign in prior to the meeting with your name, physical address, email address, and the subject to be addressed. The agenda for this meeting primarily addresses the election results since the annual meeting was officially adjourned until the electronic poles closed. As you may recall the poles were extended to ensure we got a quorum for this important election.

Meeting Agenda

1. Call to Order
2. Pledge of Allegiance

3. President's Welcome to New Board Members – Election Results











4. ACC Report Mike Gdula

5. Executive Director's Report

- Office closed to walk-in traffic on Wednesdays 1:00 PM – 5:00 PM for Bank Deposit Reconciliation and Property Audit updates within ManageCASA
- Well project update:
 - Passed electrical inspection
 - High pressure pump installed and the electrician is connecting power to it this week
 - Some irrigation system repairs have been accomplished
 - Once the high-pressure pump is online, we will test-inspect-repair as necessary the remaining irrigation components
 - Island Pride Committee along with the POA is sponsoring a volunteer initiative to (decoratively) paint the fence around the well equipment
- In-house “Hot Zone” flow study accomplished using recently provided high-definition videos captured by a property owner when the canals were first opened (18 Feb 2024 - 4 months before TS Alberto)

- Methodology – Optical Flow Assessment via Farneback Dense Optical Flow Algorithm
- Analysis region includes the entire canal width rather than specific locations on the surface - improves accuracy
- Ground Control Points (GCP) derived from QGIS map
- Vector filtering reduces noise
- **Average flow rate for the entire canal estimated by using a surface velocity coefficient (0.70 – 0.93)**
- Average relative errors 4.9% to 6.5% compared to physical velocimeters
- Good approximation to real world trends - Coefficient of determination 0.81 – 0.85
- Video Analysis Results:

Video	Time (CST)	Trimmed Mean	Conditions
IMG_2098.mov	12:57 PM 18 Feb 2024	11.4 ft/s (7.8 mph) Canal Average Flow Rate 8.55 fps Estimated	Upstream partially open; flow accelerating from ~6 → 21 ft/s within clip
IMG_2103.mov	4:43 PM 18 Feb 2024	21.9 ft/s (14.9 mph) Canal Average Flow Rate 16.43 fps Estimated	Upstream fully open; sustained extreme surge throughout



Figure 1 Canals Partially Open 18 Feb 24



Figure 2 Canals Fully Opened - Sudden Surge 18 Feb 24 - 3:46 Hours Later in the same day

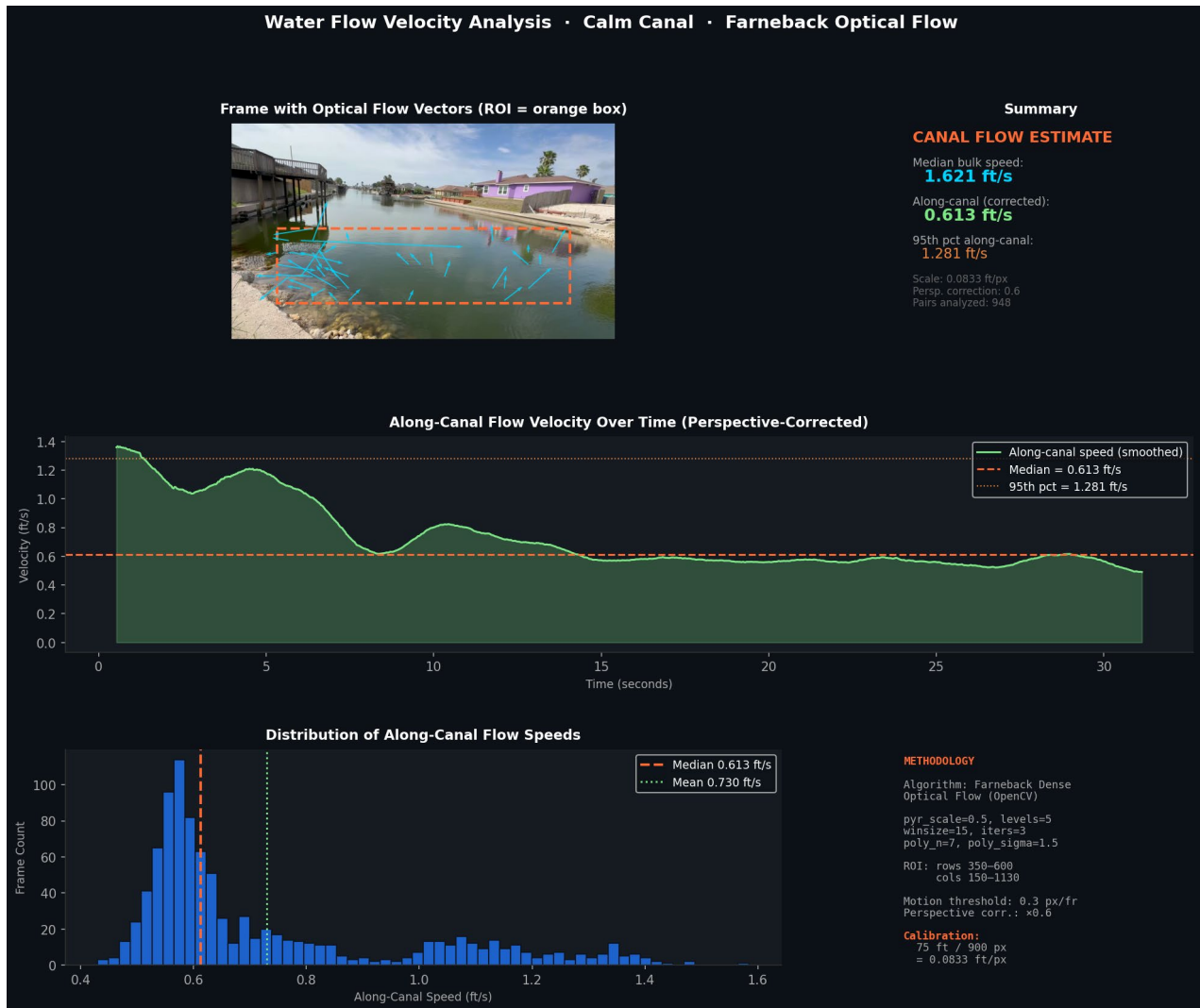


Figure 3 Post Sand Dam - Windy Day

*Note: Same algorithm used on video collected on 9 April 2026 at the same location with the “Sand Dam” in-place shows a velocity of 0.61 feet per second by comparison. Where the surface velocity is much slower the relative errors can increase.

The critical take aways:

- The Square Rule (Kinetic Energy): The destructive Kinetic Energy of moving water is proportional to the square of its velocity
 - The 2021 LJA study said our expected canal velocity would be 1-2 fps
 - This Farneback Dense Optical Flow result showed an estimated average canal velocity of 16.4 fps

- The "Cube" Rule (Erosive Power): The actual power (the rate at which energy is transferred to our infrastructure) increases with the *cube* of the velocity
- **There is continued justification for our concern over the flow rate in our canals**

7. TREASURER'S REPORT:

- Financial reporting updates

8. MEMBERS' COMMENTS (3 minutes per member)

9. Next Meeting: 26 May 26 5:30 PM

10. Optional Executive Session

ADJOURN

Source Videos below



