

PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

TUESDAY, JUNE 24, 2025

1. Call to Order: 5:30 P.M.
2. Board Members Present: Bill Davenport, George Reed, Natasha Muse, Drew Diggins
3. Presidents Comments: Passing of previous board President Jeff Rackley. Honoring his contributions and presence in the community.
4. Conflict of Interest: N/A
5. ACC Presentation (Mark Dragoo-Chairman): Approvals
 - o April: 17
 - o May: 9
 - o June: 12
6. Bulkhead Presentation – Rick McGinley (Executive Director)
 - o Increased damage observed along the Cruiser Canals.
 - o The remaining 55 feet of bulkhead needs to be completed within the next couple of weeks.
 - o **George Reed** reports the total budget is \$1.2 million. \$517,000 has already been spent, primarily on critical repairs along the Cruiser Canals and other high-priority areas.
 - o The board emphasized the importance of ongoing inventory tracking, project prioritization, and bathometric studies to guide future expenditures.
7. Executive Director Report- Rick McGinley

Motion: Drew Diggins: approve the budget for 4 wells and hydraulic system. Quoting \$50,000	
Second: Bill Davenport	
Aye: Natasha Muse, George Reed	Nay: 0 Abstain: 0
Motion Carried	

- The “Island Pride” was introduced as a community-driven effort to create a POA-mural celebrating the spirit and identity of the area.
 - o The project is currently in the fundraising phase, with donations being received from the following supporters:
 - o Diamond Beach

- American Bank
- Discounted Services/ InKind
- Visit Corpus Christi
- The estimated total cost of the mural is approximately \$75,000.
- Once full funding has been secured, the POA will post the proposed mural designs on ManageCasa for a community-wide vote.
- The board expressed appreciation for the generous support from local businesses and emphasized the mural's potential to enhance community pride and visual appeal.

8. Treasure's Report – George Reed

- Financial Report
- The POA has collected \$1.6 million, representing 83% of total expected assessments for the year.
- Outstanding Balances:
- Approximately \$500,000 remains in past due fees.
- Collected amount in 2025.
 - \$83,000 in unpaid assessments
 - \$14,000 in accumulated late fees
- New Collections Strategy:
- The POA has retained a legal firm to manage collections. This firm includes an on-site collection agency, streamlining the process.
- Cost Structure:
- \$385 for first collection letter issued
- The board believes this approach will be the most effective route to recover outstanding balances and improve financial health.
- Payment Plan Options: ManageCasa offers a simple and accessible platform for members to set up payment plans, helping to reduce delinquencies and support members in good standing.

9. Old Business:

- No Wake Zones:
 - Many signs have sustained damage or wear and require repair or replacement.
 - The estimated cost per sign for repairs is approximately \$400–\$500.
 - The board is evaluating the total number of signs needing attention and will prioritize repairs based on visibility, safety impact, and location.
 - Maintaining clear and visible No Wake signage is essential to protecting bulkheads, docks, and overall canal safety.

10. New Business:

- **Canal Protection Strategy – Update on City Coordination and Study**

- George Reed provided an update on recent **canal-related meetings with the City of Corpus Christi.**
- Discussions focused on:
 - **Ongoing maintenance responsibilities** and the need for clearer coordination between the POA and city departments.
 - **Damage assessments** and the importance of timely reporting and response to infrastructure issues.
 - The potential for **future collaboration** on bathometric studies and long-term canal preservation strategies.
 - The **City Manager** has expressed interest in **exploring all available options** to protect the canal system.
- An **engineering firm** provided a proposal estimating the full scope of studies at **\$250,000**. However, the POA believes that not all components are necessary currently.
- The **most critical study**—to determine the **optimal location for a potential flood gate**—is estimated at approximately **\$50,000**.
- The POA is actively **communicating with city staff** to ensure alignment and transparency regarding the scope and purpose of any studies.
- In parallel, the POA is considering the **purchase of a bathometric study vessel** to conduct **independent assessments** throughout the canal system.
 - This would allow the POA to gather its own data and monitor canal conditions more frequently and cost-effectively.
- The **Canal Committee** will meet first to evaluate the feasibility and benefits of this approach and will present **formal recommendations to the Board** for consideration.

11. Members' Comments:

- Terry Brown
- Tom Cable
- Tom Gottlemoller

Motion: Drew Diggins, adjourn meeting		
Second: George Reed		
Aye: Natasha Muse, Bill Davenport	Nay: 0	Abstain:0
Meeting adjourned 6:30 p.m.		