

PIPOA 2026 Board of Directors Election

Early Notice and eVoting Plan

This notice summarizes how the 2026 election will run, how to vote, and how to become a candidate.

At a glance

- Four board seats will be filled this election (including one residual open position).
- Candidate materials are due no later than February 15, 2026 (email to the Executive Director).
- Electronic polls open February 25, 2026 and close March 24, 2026.
- If you vote using a mailed ballot worksheet, it must arrive at the POA office no later than March 19, 2026.
- Candidate meet-and-greet is planned on or about March 11, 2026.
- Results will be provided to the board no later than March 27, 2026; the Annual Meeting is March 28, 2026 at 10:00 AM (location TBD).

Why you are receiving this notice early

The POA is announcing the 2026 election schedule early so that more members have time to consider running for the board and to plan any campaign activities.

The POA will host one candidate “meet and greet” event on or about March 11, 2026. Candidates are otherwise responsible for their own outreach and campaign materials.

Board positions to be filled

There are four open positions this year due to expiring terms/appointments and because a quorum was not reached during the 2025 election.

- **Terry Brown – Treasurer** (Expiring appointment)
- **Bill Davenport – Board Member** (Expiring term (elected March 2023))
- **John Pasch – Vice President** (Expiring appointment)
- **(Open seat) – Residual Open Position** (To be filled by election)

Other item expected this cycle

In addition to electing board members, the POA still needs to vote on a bylaw update to remove references to the “seawall” from the bylaws.

Interested in running? What candidates must submit

The governing documents describe eligibility requirements for board service. For election administration, PIPOA will also require the following items from anyone who would like to be placed on the ballot:

- A simple statement of intent to run for a board position
- A resume or summary of relevant experience
- A short biographical sketch (used to post candidate information on the POA website)

Submit by email to: Executive Director (exdir@pipoa.net)

Deadline: No later than February 15, 2026 (must be received by the POA office).

After candidates are identified and vetted, the POA will post candidate information and provide written instructions on how to vote in ManageCASA.

How voting works (ManageCASA)

All votes are recorded in one system, ManageCASA, to ensure a single official election record.

There are two ways to have your vote recorded in ManageCASA:

1. Option A (recommended): Vote online in ManageCASA

Use the electronic ballot in ManageCASA during the voting window. This is the fastest method and requires no mailing.

2. Option B: Vote by mailed ballot worksheet (entered by staff into ManageCASA)

Download the ballot worksheet from the POA website, complete it, sign it, and mail it to the POA office.

Important rules for mailed ballot worksheets:

- The worksheet must arrive at the POA office no later than March 19, 2026 (because staff must manually enter it).
- To protect election integrity, paper ballot worksheets will not be accepted if delivered to the POA office by anyone other than the property owner.

What is a ballot worksheet?

A ballot worksheet is a paper template that captures: the property owner's name, signature, property address, and voting selections.

POA staff will use the worksheet to manually enter the owner's selections into ManageCASA. ManageCASA records which staff member entered the worksheet so the final eVoting report can trace each entry back to the corresponding worksheet and property owner.

For auditability, the POA staff will also keep a PDF log of all received ballot worksheets to maintain traceability if the election is audited or challenged.

Key dates and timeline

Dates below are based on the current planning schedule.

Milestone	Start	End
Kickoff 2026 voting process	January 1, 2026	March 27, 2026
Registration period (extended)	January 5, 2026	February 15, 2026
Vet candidates	February 16, 2026	February 23, 2026
Develop eBallot	February 16, 2026	February 23, 2026
Post candidate info on website	February 24, 2026	February 25, 2026
Electronic polls open	February 25, 2026	March 24, 2026
Mailed ballot worksheets due (must arrive)	February 25, 2026	March 19, 2026
Polls closed / results computation	March 25, 2026	March 27, 2026
Annual Meeting	March 28, 2026	March 28, 2026

Results and Annual Meeting

The POA staff will provide election results to the board no later than March 27, 2026.

The Annual Meeting is scheduled for Saturday, March 28, 2026 at 10:00 AM. The location will be announced.

Compliance note

The eVoting process has been reviewed and approved by Cagle Pugh, Attorneys & Counselors, for PIPOA bylaw and Texas State Property Code compliance.