

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

Tuesday – 16 December 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**

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
  - b. Bulkhead Activity Report – September 2025

## BULKHEAD EXPENSE NOVEMBER 2025

|  | BUDGET             | ACTUAL             | DIFF                 |
|--|--------------------|--------------------|----------------------|
| 60406: Bulkhead / Drill & Probe            | \$605.50           | \$0.00             | (\$605.50)           |
| 60412: Bulkhead Build                      | \$43,750.00        | \$0.00             | (\$43,750.00)        |
| 60404: Bulkhead Caps Repair                | \$22,449.17        | \$24,910.00        | \$2,460.83           |
| 60420: Bulkhead Demo - Water               | \$0.00             | \$0.00             | \$0.00               |
| 60409: Bulkhead Drill and Pin              | \$0.00             | \$0.00             | \$0.00               |
| 60411: Bulkhead Foam                       | \$8,443.33         | \$6,500.00         | (\$1,943.33)         |
| 60408: Bulkhead Inspection                 | \$100.00           | \$0.00             | (\$100.00)           |
| 60401: Bulkhead Inspection (ACC)           | \$217.50           | \$0.00             | (\$217.50)           |
| 60451: Bulkhead Inventory Installed        | \$0.00             | \$1,824.51         | \$1,824.51           |
| 15000: Bulkhead Material Inventory         | \$10,247.91        | (\$1,824.51)       | (\$12,072.42)        |
| 60407: Bulkhead Repair / Manta Ray Install | \$8,845.92         | \$30,000.00        | \$21,154.08          |
| 60402: Bulkhead Tieback Repair             | \$130.00           | \$0.00             | (\$130.00)           |
| 60403: Bulkhead Washout/Screen             | \$416.67           | \$0.00             | (\$416.67)           |
| <b>TOTAL</b>                               | <b>\$95,206.00</b> | <b>\$61,410.00</b> | <b>(\$33,796.00)</b> |

## BULKHEAD EXPENSE JAN-NOV 2025

|  | BUDGET                | ACTUAL                | DIFF                |
|--|-----------------------|-----------------------|---------------------|
| 60406: Bulkhead / Drill & Probe            | \$6,660.50            | \$1,785.00            | (\$4,875.50)        |
| 60412: Bulkhead Build                      | \$481,250.00          | \$696,215.07          | \$214,965.07        |
| 60404: Bulkhead Caps Repair                | \$246,940.84          | \$160,230.00          | (\$86,710.84)       |
| 60420: Bulkhead Demo - Water               | \$0.00                | \$8,650.00            | \$8,650.00          |
| 60409: Bulkhead Drill and Pin              | \$0.00                | \$18,500.00           | \$18,500.00         |
| 60411: Bulkhead Foam                       | \$92,876.63           | \$138,800.00          | \$45,923.37         |
| 60408: Bulkhead Inspection                 | \$1,100.00            | \$1,450.00            | \$350.00            |
| 60401: Bulkhead Inspection (ACC)           | \$2,392.50            | \$720.00              | (\$1,672.50)        |
| 60451: Bulkhead Inventory Installed        | \$0.00                | \$164,378.28          | \$164,378.28        |
| 15000: Bulkhead Material Inventory         | \$112,727.01          | \$87,817.67           | (\$24,909.34)       |
| 60407: Bulkhead Repair / Manta Ray Install | \$97,305.12           | \$156,431.00          | \$59,125.88         |
| 60402: Bulkhead Tieback Repair             | \$1,430.00            | \$0.00                | (\$1,430.00)        |
| 60403: Bulkhead Washout/Screen             | \$4,583.37            | \$4,500.00            | (\$83.37)           |
| <b>TOTAL</b>                               | <b>\$1,047,265.97</b> | <b>\$1,439,477.02</b> | <b>\$392,211.05</b> |

## NOVEMBER BULKHEAD CONSTRUCTION RECAP

209 Linear Feet Cap Repair  
 16 Panel Seams - Foam Filled  
 20 Manta Ray Install

c. Craig Mylady – Audit Report Update via Zoom

## 8. EXECUTIVE DIRECTOR'S REPORT:

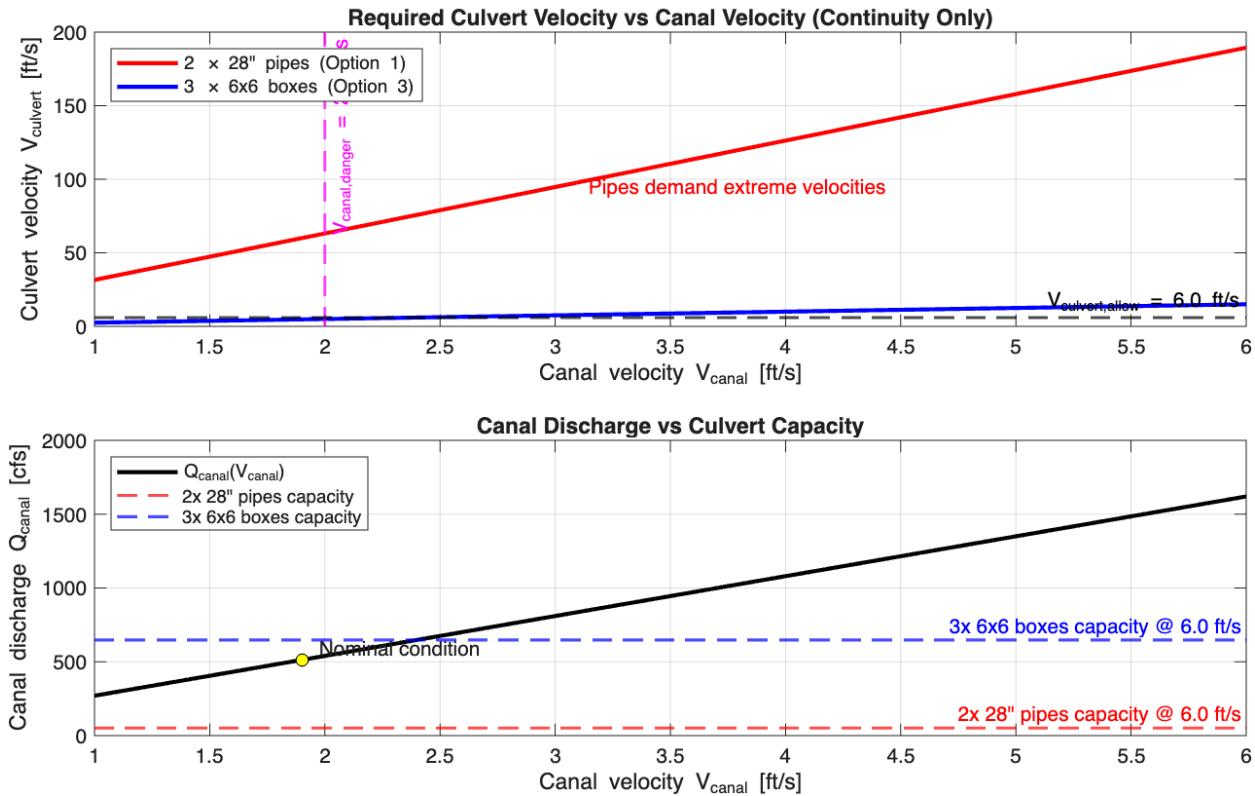
- Wrote and distributed a Technical White Paper to the City (Manager, Engineer, and City Council Rep) on our flood gate requirements to hold the water flow velocity in our canals to nothing greater than 1.9 feet per second.

***Figure 1 Requires a Layered Approach to Control Velocity, a single flood gate may be inadequate***

Note: The Y-Axis reference to NAVD 88 provides standardized elevations for construction, flood mapping, GIS, and land surveying projects, allowing for consistent data integration and comparison across regions and project types. It is widely accepted and used by government agencies, private firms, and researchers in North America. The X-Axis represents the distance in feet from the gulf through the Packery Channel to the Don Pat bridge.

- Wrote and locally distributed a Technical White Paper on the need for Box Culverts at Encantada versus the City's push to simply dredge the canal to a level below the two existing drainage pipes.

## Hydraulic Bottleneck Comparison: 2 Pipes vs 3 Box Culverts



### What this first order analysis shows and why we are concerned about this location:

- At our **1.9 ft/s** (canal velocity) nominal scour threshold determined by previous LJA sponsored studies
  - Existing drainage pipes will likely cause **over 30 inches** of upstream flooding
  - By comparison the Proposed 3-box culverts result in **only ~2 inches of flooding**
- At a **4 ft/s** surge
  - Existing drainage pipes back water up **nearly 3 feet**
  - By comparison the Proposed 3-boxes result in **under 5 inches**
- At **6 ft/s** extreme surge
  - Existing drainage pipes create **over 3.5 feet** of backwater
  - By comparison the Proposed 3-box culverts result in **under 11 inches**
- Scouring damage to the bulkheads begins at 1.9 feet per second due to the discharge velocity of the two drainage pipes: approximately 54 fps with a 1.9 fps flow in the canal**
- Trimmed all the POA Palm Trees
- Wrote 2026 eVoting Plan for the POA Election

### 9. TREASURER'S REPORT:

- Financial reporting updates

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

- a. "No Wake" Buoy Replacement – Adding supplemental signs - Jerry
- b. Holdup on Billish Park Well project - Rick

11. NEW BUSINESS (with motions):

- a. 2026 Budget Submission
- b. Upcoming Board Election – 4 seats + Residual Bylaw Action on the Seawall
- c. Annual Meeting by default – Last Saturday of March 10AM Location TBD

12. MEMBERS' COMMENTS (3 minutes per member)

13. Optional Executive Session

ADJOURN

## Voting Announcement and Plan 2026

16 Dec 2025

From: Rick McGinley  
Subject: 2026 Election Notification and Plan  
To: Board of Directors

Here is our early notification of our upcoming board of directors' election and a summary of our eVoting plan for 2026. The motivation behind the early announcement this year is to simply give more people a chance to evaluate their interests in serving on the board and to allow them more time to plan their own campaign strategy. The POA will host one "meet and greet" event for the candidates on or about 11 March 2026 otherwise members are responsible for their own networking activities and campaign materials. More on campaign signs later.

We have **four open board positions** this year primarily due to expiring terms and the fact we didn't get a quorum during the 2025 election conducted earlier in the year. Specifically, the following board positions will be filled during this next election:

- Terry Brown, our current Treasurer - expiring appointment
- Bill Davenport, board member – Expiring Term (Elected March 2023)
- John Pasch, our current Vice President – expiring appointment
- Jeff Rackley – Elected March 2023

Beyond filling the open board positions, we still need to make a bylaw change to remove all reference to the "seawall" from our existing bylaws.

Our governing documents identify the basic requirements for board membership but for election purposes the PIPOA will require three administrative requirements from potential candidates: a simple statement of their intentions to run for a board position, a resume of their experience, and a short biographical sketch of their qualifications that we will post on our website. This information may be emailed to the Executive Director ([exdir@pioba.net](mailto:exdir@pioba.net)), This information must be received at the POA office no later than 27 February 2026. Once the candidates are identified and vetted, the POA will create written instructions on how to vote using MC, and when the electronic polls will be opened and closed. See Figure 1 below.

### **Voting will be conducted by electronic means – ManageCASA:**

There will be two voting methods this year. The easiest voting method will be accomplished online using electronic voting via ManageCASA. The second voting method will be to download the ballot worksheet from our website, fill it out completely, sign it, and mail it back to the POA office to arrive NLT 19 March 2026. Note: To ensure voting system integrity, we will not accept paper ballot worksheets delivered to the POA Office from anyone other than the property owner. Because these worksheets must be manually entered into ManageCASA they must be received by the POA office NLT 19 March 2026.

## What is a ballot worksheet?

All voting information must be processed by a single source, ManageCASA. To that end, think of the ballot worksheet as a template containing the property owner's name, signature, property address and voting preferences. A POA staff member will use this worksheet to manually enter the property owner's voting preferences into ManageCASA. ManageCASA, in turn, will record the POA staff member's name along with the member's information and voting preferences to ensure the ballot worksheet information makes it into the eVoting report when the polls are closed. This information becomes a permanent record in the MC database that cannot be altered in any way. In the event of an audit or election challenge, the POA staff will also create a PDF log account of all received ballot worksheets to maintain traceability back to the property owner casting each vote. This is the same process we followed in the last election.

| WBS Number | Title  | Start    | End     |
|------------|--|----------|---------|
| 1          | Kickoff 2026 Voting Process - Written Notice   | 12/16/25 | 3/25/26 |
| 2          | Registration Period                            | 12/17/25 | 2/27/26 |
| 3          | Develop Ballot                                 | 3/2/26   | 3/9/26  |
| 4          | Vet Candidates                                 | 3/2/26   | 3/4/26  |
| 5          | Resume   | 3/2/26   | 3/4/26  |
| 6          | Post Info on Website                           | 3/2/26   | 3/4/26  |
| 7          | Ballot Worksheet                               | 3/2/26   | 3/4/26  |
| 8          | Meet the Candidates                            | 3/11/26  | 3/11/26 |
| 9          | ePolls Open                                    | 3/5/26   | 3/24/26 |
| 10         | Alternative Paper Worksheets due at POA Office | 3/5/26   | 3/19/26 |
| 11         | Polls Closed - Result Computation              | 3/25/26  | 3/26/26 |
| 12         | Annual Meeting                                 | 3/28/26  | 3/28/26 |

Figure 2 eVoting Timeline

The POA staff will provide the election results to the board NLT 27 March 2026. The annual meeting will be held on Saturday 28 March 2026 at 1000 hrs. The location has yet to be established.