

PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

TUESDAY, SEPTEMBER 23, 2025

1. Call to Order: 5:30 P.M.
2. Board Members' Present: George Reed, Drew Diggins, John Pasch, Natasha Muse, Bill Davenport, Terry Brown

Motion: Terry Brown: Approve meeting minutes for July 2025		
Second: John Pasch		
Aye: George Reed, Natasha Muse, Bill Davenport, Drew Diggins	Nay: 0	Abstain: 0

3. President's Comments:
 - Sand dam will remain in place until the flood gate installation is complete.
 - Making progress with the auditors and audit report.
4. Conflict of Interest: N/A
5. ACC Presentation: Mark Dragoo
 - ACC guidelines re-write in process
6. Bulkhead Presentation – Rick McGinley
 - This week, 60 feet of Truline material was successfully installed on the Atascadera and Cruiser canals.
 - Year-to-date, approximately 500 feet of Truline has been installed.
 - In addition to new materials, repurposed components were utilized to reinforce the bulkhead, resulting in a structurally sound and cost-effective solution.
7. Executive Director Report- Rick McGinley
 - Billish Park Agreement: Well Installations
 - 1st part of City process is complete.
 - Waiting for City Council meeting for 2nd vote of installing wells.
 - Transparency:
 - September 2023 BOD meeting minutes point out TOPS upgrade would cost \$4,770.50 a month with \$57,246 per year. BOD rejected proposal for TOPS upgrade.
8. Treasurer's' Report – Terry Brown

- The accounting basis adopted by the Padre Isles Property Owners Association is the CASH basis. Accordingly, revenues and expenses are recorded as incurred.
- Income/ Expense Statement The Year-to-date Income/ Expense Statement reflects a total income of \$2,451,644. vs. a budget of \$2,559,802 for a YTD variance of - \$108,216; expenses are 1,880,723.88 vs. 2,364,051.17 a budget of reflecting \$483,327 under plan. Accordingly, Net Retained total \$570,862 vs. a budget of \$195,751.
- Balance sheet is completed, and all accounts are balanced for.
- Annual Audited Financial Statements for the period ending 12/31/24

9. Old Business:

- Residual Tasks

10. New Business:

- Canal Committee Updates:
 - Upcoming Floodgate Study
 - The Texas General Land Office has officially confirmed the existence of a 100-year lease on the designated land. The Land Office has also indicated that they have no objections to amending the lease if necessary, providing flexibility for future improvements.
 - Five different engineering firms have been contacted to provide estimates for the proposed study. Once all estimates are received, the team will conduct a thorough review and select the firm that offers the best combination of value, expertise, and alignment with project goals. This competitive approach ensures transparency and responsible use of resources.
 - A meeting has been formally requested with representatives from the City of Corpus Christi and the City Engineer. The purpose of the meeting is to discuss the planned installation of culverts in the Encantada area.
- Next meeting:
 - October 28, 2025, at 5:30 p.m.

Motion: Terry Brown, adjourn meeting		
Second: John Pasch		
Aye: George Reed, Drew Diggins, Natasha Muse, Bill Davenport	Nay: 0	Abstain:0
Meeting adjourned 6:10 p.m.		