

# Board of Directors Meeting Agenda

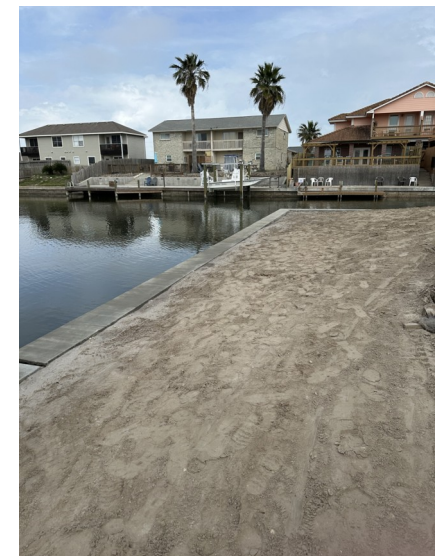
25 Feb 25

# Agenda

- Call to order
- Pledge of Allegiance
- President's comments
- Executive Director's Report...

# Executive Director Report

- Major Infrastructure and Bulkhead Projects – Status Update
  - Final work on the two damaged properties is complete
  - Repair prioritization after hot zone evaluation...the next step
  - Aerator assessment in work - Tied to Encantada Culvert dredging initiative



# Executive Director Report continued

- Bulkhead Projects
- 54 Open Requests
  - 26 On Hold
  - 24 Assigned
  - 4 Unassigned
- Compliance Re-Inspecting to Validate Correct Assignment
- Priorities
  - 15134 Tesoro – Cap Repair Exposed Rebar
  - 15361 Caravel – Sever Washout, Drainage Issue

# Executive Director Report continued

- Business Transparency Initiative into POA activities; easy information access and exchange
  - Website refresh in-work as an adjunct to ManageCASA (MC)
  - All members will require a verifiable identity and login to access the MC system
  - Dashboard alerts on all eVoting opportunities or survey results may make getting greater than 51% of all subdivisions easier because of improved issue visibility and voting convenience

# Executive Director Report continued

- Business Transparency Initiative into POA activities; easy information access and exchange - Continued
  - Initial MC Operations Started in January 2025 – database updates will be a continuous process based on the age and content of the legacy TOPS database
  - All 2025 CAM Fee Billings and Boat Ramp Sticker Sales implemented
  - Community-Wide Registration in process – a continuous process
  - eVoting verification and validation within the next 10 days

# Executive Director Report continued

- Business Transparency Initiative into POA activities; easy information access and exchange - Continued
  - Website Integration in-work – Estimated Completion end of March
    - Allows POA staff the freedom to update our own files and reports and make them sharable with association members – Wickley's hosting service will be shutdown
    - Our updated website will still be accessible without going through MC but requests for specific information not on the website will be handled by MC message request whenever possible or via our standard registered letter process
    - All future POA communications including meeting announcements will be handled directly through MC or indirectly through our website – with two initial exceptions: Yearly CAM Fee paper invoices and paper ballots for board member elections

# Executive Director Report continued

- Agreement needed with the City's Public Works Department:
  - For Medians, Canal Ends, and Palm Tree Maintenance – None in Existence
  - City Services and Schedules are inconsistent with our “Prime Directive” to preserve our property values
  - City Policy:
    - “We don't do pretty”
    - “We don't do for the Island what we don't do for the rest of Corpus Christi”
    - “We cut it down and concrete over it”



# Executive Director Report continued

- Agreement update with the City's Parks and Recreation Department over Billish Park
  - Outdated Formal Agreement on file dated 2017
  - Major disconnects on park development and irrigation
  - Major disconnect on reimbursement from the city versus what we pay for park services
- Padre Landscapes took over as our new landscaping contractor this month

# Executive Director Report continued

- The annual meeting will be held at the Seashore Academy (Cafeteria) on Saturday, 29 March at 1000 Hrs.
  - No association members filed their intentions to run for the board
  - The registration period expired
  - There will be no election held this March although we are considering the possibility of a special election for one board seat formerly held by Steve Brown

# Agenda Continued

- TREASURER'S REPORT – FINANCIAL REPORTS
- OLD BUSINESS - Previous Meeting Residual Tasks
  - Residual Actions: Path forward on the Canal “No Wake” buoy replacement and servicing discussion
  - Canal Aerator Assessment and Service Contract – Status update

# Agenda Continued

- NEW BUSINESS (with motions)
  - POA Canal Committee activities and top priority update
  - Next meeting date: 29 March 2025 10:00 AM – Annual Meeting

# Agenda Continued

- MEMBERS' COMMENTS – Limit to 3 minutes
- Optional Executive Session
- ADJOURN