

## 2026 SUMMARY OF RELEVANT EXPERIENCE FOR PIPOA BOARD SERVICE

Tom Cable February 11, 2026

### I. ORGANIZATIONAL SKILLS AND WORK ETHIC

#### A. Event Organizer/Race Director

##### 1. Tour of the Dark Canyon

- a. In 1984 I was a founding member of the Cavern City Cyclists.

However, as a dentist, I was not able to train enough to be competitive, so I became the event organizer and race director.

We had annual road races in the Guadalupe Mountains that start just north of Carlsbad.

The high mountainous desert of New Mexico is much different than most of Texas. These routes were long, hot, strenuous, and desolate.

The roads were rough and narrow with many fast descents and curves. This made the event's logistics more difficult, and safety required a special emphasis.

Eventually we developed a standardized course. This event became known as the "Tour of the Dark Canyon". This event, in its various forms, lasted from 1985 until 1995.

For its last 3 years, the event was adopted by the Carlsbad Kiwanis Club of which, I was also a member. This was a synergistic collaboration as the Club needed charitable events, and the Bike Club needed people to man the support stations and other logistics.

##### 2. Carlsbad Kiwanis Triathlon

- a. Traditionally, the only Kiwanis Club fundraiser was "Pancake Day".

However, in 1984 the club had an infusion of younger members that wanted to add another charitable fundraiser. Triathlons were in their heyday and Carlsbad had a lake. Most of the triathlons on the circuit were forced to use pools so our triathlon became the hot regional event. I was the organizer and race director for 5 years.

##### 3. "Fun for Sail" sailboat regatta

- a. In 1995 I was elected president of the Kiwanis Club. Clubs were awarded points for activities, so being competitive, I decided to add two more for a total of 5. First was a sailboat regatta at Brantley Lake State Park. The second was to decorate a sailboat for "Christmas on the

Pecos”, an annual event sponsored the by the local Chamber of Commerce.

**B. President of the Eastern New Mexico Dental Association**

During my time in Carlsbad, I served as the ENMDA president for three years. The sole function of that office is to organize and officiate the annual “Ski and Learn” continuing education meeting in Ruidoso, NM. On my third go around, I was fortunate to host a nationally known dentist speak at the meeting.

**II. PREVIOUS BOARD EXPERIENCE**

**A. New Mexico Board of Dental Healthcare**

1. I served on this board from March of 1999 to June of 2003. Members of the Board included both dentists and hygienists. The state legislature had just passed the “Dental Hygiene Collaborative Practice Act”. The board was responsible for writing the dental regulations for the act. Unfortunately, the legislature failed to define the word, “collaborative”. The hygienists said it meant totally independent practice, while the dentists thought it meant remote location practice under the strict supervision of a dentist.  
Another dentist and I came up with a compromise that required the hygienist to have a collaborative agreement with a dentist on file with the Board. This compromise was grudgingly accepted by both sides. I then wrote, in collaboration with said dentist, the regulations for the act. Therefore, I have experience in:

- a. Adjusting to the complications of Open Meetings Acts.
- b. Working out compromises.
- c. Resisting pressures from your own constituents.
- d. Writing regulations at a state level.
- e. Knowing that Rome cannot be changed in a day.

**III. EARLY PIPOA BACKGROUND**

**A. Early Board Meeting Attendance**

1. I began attending Board Meetings toward the end of the Carlson presidency. I was a regular attender during the Brent Moore years. In

those days the meetings would be at the PIPOA office. There were usually more Board members present than participants. Sadly, it is nearly the same today. However, those attending could participate in the Board Meeting discussions. The idea of a “3 minute” rule was inconceivable.

**B. Early Meetings with the Executive Director**

1. Before the “Exterior Maintenance” debacle, I often met informally with MayBeth Christensen. Generally, these meeting had to deal with maintenance issues, fences being built without permits or in the wrong place, parking, trailers on empty lots, and the like. My one accomplishment was to have rock placed in the common area medians on Hilo next to the PIPOA building.

**C. Early Meetings with the ACC**

1. In 2009 the canal system was completely dark after 9:00 PM. I used to paddle around late at night navigating only the luminescent circles emanating from the fish lights. At that time, light bulbs were either incandescent or halogen. These were expensive to replace and operate. With the advent of other metal halides and fluorescents, our light pollution began. Even before LEDES, I submitted a comprehensive deck/dock lighting regulation to the ACC.
2. I had two other meetings with that ACC in person. I don’t recall the topics, but the meetings were at 10:30 AM. I was practicing at the time, and asked them why they met in the morning when members could not attend. I was informed that this was the best time for the contractors! I was not happy with that response and to their credit, the ACC started meeting in the evenings.

**D. Surveys and Reports**

1. Over the years, I have completed many surveys/reports for the PIPOA. Some have been on my own initiative and others at PIPOA request.
  - a. **Boat Trailer Parking** – My first survey/report was on boat trailer parking. I covered all of the subdivisions north of Whitecap. I concluded that the worst problems were on Patio lot streets. The trailers are empty because the boats are on lifts behind the house. Empty trailers are generally not as esthetic as those with the boat. In addition, due to the small lot space, more trailers end up being parked on nearby unimproved lots. Those that remain on the lots do not fit the available space.  
A solution would be to use a part of one of the parks for fenced boat trailer storage. Using the trailer storage would be optional, but I think many members would take advantage of it.

- b. Palm Tree Trimming and Trash Can Location Survey** – This survey, limited to the Port O’Call subdivision, noted how many homes were not in compliance with the proposed palm tree trimming standard and the unenforced trashcan storage standard. The survey demonstrated that these provisions should not be enforced. There were no recycling cans when the storage provision was written, while the percentage of palm trees causing an esthetic issue was too low to be of concern.
- c. Fencing Survey** – The only subdivision covenants that allow front yard fencing forward of the front building line are those that have Patio waterfront lots. This PIPOA wide survey determined the extent of fencing forward of the front building line in subdivisions with covenants that do not allow it.
- d. Natural Thatch Survey** – This was a survey of the entire canal system by boat. The impetus was the City of Corpus Christi. Their concern was that natural untreated thatch roofing on Palapas and Tiki Huts was a fire hazard to main structures. The survey determined which and how many houses had natural thatch palapas or Tiki Huts. The report also included the extensive Florida fireproofing requirements for natural thatch.
- e. Exterior Maintenance Color Coded Pin Map Survey** – Shortly after my time on the original exterior maintenance committee, I submitted a pin map survey of every property in the PIPOA north of Park Road 22. The Texas dental licensure examination uses a photo image-based calibration system for its dental examiners. This system was adopted and successfully tested by the original Exterior Maintenance Committee. Having just been calibrated with the other members, I decided to put it to the test.

In addition to “pinning” houses that would theoretically receive compliance notifications, it also included the location of every RV, utility trailer, and commercial vehicle. One unexpected finding was that members are probably using enclosed utility trailers as portable storage units.
- f. Commercial Activity Survey/Report-** This was a PIPOA wide survey of every form of commercial activity on the Island including signage, commercial vehicles, commercial equipment, agriculture animals, and “farming”. The impetus for the survey was to demonstrate that enforcing other forms of commercial activity would put the PIPOA in a better position to enforce commercial short term rental violations.

#### **IV. PIPOA COMMITTEE SERVICE**

**A. The Original Exterior Maintenance Committee** – I served on the original exterior maintenance committee. This Board appointed committee was led to understand that their mission would be to create a functional just system of exterior maintenance compliance.

I came up with a plan where letters would only be sent to properties whose condition would significantly lower the selling price or increase the market time of nearby houses.

The committee could quantify compliance with a “points system” using photo image calibration. I adopted the system from my experience as an examiner on Texas Dental Board licensing examinations. The 10-15 examiners would all look at tooth preparation slides until we all came up with the same scores. The committee was able to do the same thing using photos submitted by the compliance officer. This points system removed subjectivity from compliance.

Unfortunately, the board and board member assigned to the committee would not support it. They wanted to be out of the compliance business. After the 2019 board election, a second committee was appointed that also failed.

From these experiences, I learned first-hand some of the pitfalls and challenges facing temporary committees.

#### **V. ACC COMMITTEE SERVICE**

**A.** I was appointed to the ACC in the late summer of 2018 and served for 9 months.

This was the same time period in which the Sea Pines subdivision left the PIPOA. Not only that, the Mostaghasi corporation began building tract homes on long strips of lots in Coquina Bay, Tradewinds, Barataria 2, and along Whitecap in Barataria 2. This rate of construction was unprecedented for our association.

The FEMA/City plan to raise house foundation elevations was also in this 9-month period. It was the “perfect” time to be on the ACC.

In order to meet the demand, the ACC averaged 3 weekly meetings a month. The goal was to process all applications without complications in 3 days. Being the only retired member, this is what I did every week:

1. Every weekday I went to the ACC coordinator's office and picked up that day's applications. Typically, a minimum of two and as many as five. There must have been days without plans, but not many.
  2. I took the applications to the conference room and took pictures of the plans with my phone and wrote down the addresses.
  3. I returned the plans to the ACC office.
  4. I drove to the lot addresses and checked the plan for design and color repetition per the ACC construction standards by comparing to neighboring houses.
  5. I returned to the office and noted if the plan was clear of repetitions. I then reviewed the plan all other construction standards and signed it if the criteria were met. I then left the plan in the stack for other the member's review and approval.
  6. I called and reminded members to approve the plans if we were in danger of not meeting the 3-day deadline.
  7. For decks, docks, and pools, I would take pictures of the plan and review the site on google earth. This was mainly to see whether or not the plan blocked the entrance to an existing neighboring boat lift.
  8. Every weekend, I toured half of the PIPOA north or south of Whitecap for construction being built without a POA permit.
  9. The following weekend, I toured the other half.
  10. For the ACC meetings, I did the following:
    - a. Organized the plan applications with problems or discrepancies that could not be signed without a review by the committee of the whole.
    - b. Organized the plan applications that were ready, but not yet signed.
    - c. Prepared the minutes from the last meeting and made copies.
    - d. Prepared the meeting agenda.
    - e. Composed and brought proposed construction and procedures changes to the meeting for review and approval.
  11. I also went on site, at owner or contractor request, to review questions about decks, docks, or fencing. As before, I was the member that was available. On occasion the co-chair, a builder, would go with me in the evenings if that expertise was warranted.
- B.** *The reason for listing the activities above is to illustrate that those 9 months were equivalent to at least 2 years of the 2025 ACC activity.*

## **VI. ROBERT'S RULES TRAINING**

- A.** Shortly after the election of 2018, I sponsored a Robert's Rule seminar at Jason's Deli hiring a professional parliamentarian. About 10 people attended. Vicki Marsden and I passed an exam to be certified.