

PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

TUESDAY, AUGUST 26, 2025

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

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

3. President's Comments:
 - ManageCasa implementation is 90% complete.
 - Need to explore both short-term and long-term solutions for flood gate implementation. Involve all relevant stakeholders to ensure a collaborative and effective approach to flood gate mitigation.
 - Subdivision Audit
 - The audit process for 26 subdivisions is underway.
 - The purpose of the audit is to verify the accuracy of all data and ensure consistency across records. Final adjustments and validations are being made before full integration into ManageCasa.
4. Conflict of Interest: N/A

Motion: Natasha Muse: Appoint Terry Brown as POA Board Treasure		
Second: Bill Davenport		
Aye: Drew Diggins, George Reed, John Pasch (proxy)	Nay: 0	Abstain: 0

5. ACC Presentation: Approvals comparison
6. Bulkhead Presentation – Jerry Watkins (Project Manager)
 - 233 linear feet installed for bulkhead repair.
 - 814 Cap Repairs
 - 262 washouts with foam repairs
 - 62 manta rays/ broken tieback repairs

7. Executive Director Report- Rick McGinley

- Audit on POA properties
 - Audit is being done on every single property with association
- 60 ft of bulkhead installment is scheduled for Atascadero St
- Billish Park agreement
 - Originally the City of Corpus Christi granted the installation of the wells in the park. However, with changes to how many wells we want to place and the irrigation system that is designed with it, the new plan requires city council approval. New plans included:
 - Four wells to be installed,
 - Two water tanks, each with a 120-gallon capacity totaling 240 gallons
 - A recent study confirmed that a flow rate of 80 gallons per minute is sufficient to meet the community's needs.
- Property Audit
 - Noelle reported collection of \$50,000 in assessments and fees to date.
 - The review is part of a broader effort to maintain financial transparency and accountability across all subdivisions.

8. Treasurer's Report – George Reed

- Association is tracking very closely to projected budget
- Current income performance stands approximately at \$471,000, aligning well with expectations, and achieved without incurring extra expenses.
- The Association is currently \$300,000 under budget in terms of spending.

9. Old Business:

- Residual Tasks
- Buoys and where they are placed. Where could they be more impactful for placement.

10. New Business:

- Canal Committee Updates:
 - Upcoming Floodgate Study
 - Drew emphasized the need to identify an optimal location for the flood gate and recommended engaging an engineering firm to conduct a professional site study.
 - George affirmed that it is the POA's responsibility to protect its members, and he fully supports moving forward with a study to determine the best location for the flood gate.
 - Prepared an amendment to submit to the TGLO(Texas General Land Office), requesting permission to revise the existing agreement to allow for flood gate installation.

- A proposal for a formal study was submitted to the City but was struck out by TIRZ, halting initial progress. (Tax Increment Reinvestment Zone)
- Next meeting:
 - September 23, 2025, at 5:30 p.m.

Motion: Drew Diggins: Move to fund the study of the flood gate for up to \$50,000 to determine location		
Second: Bill Davenport		
Aye: George Reed, Terry Brown, Natasha Muse, John Pasch (Proxy)	Nay: 0	Abstain: 0

Motion: Bill Davenport: Adjourn to Executive Session 6:30 P.M.		
Second: Natasha Muse		
Aye: George Reed, Terry Brown, Drew Diggins	Nay: 0	Abstain:0

- Returned from Executive session: 6:50P.M.

Motion: Bill Davenport, adjourn meeting		
Second: Terry Brown		
Aye: George Reed, Drew Diggins, Natasha Muse, John Pasch (Proxy)	Nay: 0	Abstain:0
Meeting adjourned 6:50 p.m.		