

PADRE ISLES PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

TUESDAY, JULY 22, 2025

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

Motion: Drew Diggins: Approve meeting minutes for June 2025	
Second: John Pasch	
Aye: George Reed, Natasha Muse (Proxy)	Nay: 0

3. President's Comments: Audit underway for the POA
4. Conflict of Interest: N/A

Motion: Drew Diggins: Appoint George Reed as POA Board President	
Second: John Pasch	
Aye: Natasha Muse (Proxy)	Nay: 0

Motion: John Pasch: Appoint Terry Brown as POA Board member	
Second: Drew Diggins	
Aye: Natasha Muse (Proxy), George Reed	Nay: 0

Motion: Drew Diggins: Appoint Steve McCann to Canal Committee	
Second: John Pasch	
Aye: George Reed, Natasha Muse (Proxy)	Nay: 0

5. Paddle for Parkinsons- August 30, 2025.
  - Presentation by Mona Singleterry
  - Using Fortuna Bay boat ramp and Billish park with authorized approvals.
6. ACC Presentation (Mark Dragoo-Chairman): Approvals
  - July – 9 approvals to date:
  - Board members requesting comparison values from previous year to current.

## 7. Bulkhead Presentation – Rick McGinley (Executive Director)

- Hot zone repairs concluded.
  - Cruiser Canal
  - Bounty
  - Atascadera
  - Encantada
- The need for the intended flood gate
- Open workorders for the month included
  - Cap repairs – 8
  - Washout repairs – 3
- Meeting set up with the city to discuss the need for the flood gate to prevent another disaster to happen on the Island.
  - August 7, 2025

## 8. Compliance Report – June

- Resolved – 37
- Second Notice issued- 4
- New notice given - 1

## 9. Executive Director Report- Rick McGinley

- Projects beyond bulkhead repairs
  - 2017 Billish park agreement – The city considers agreement valid.
  - \$392,000 may still be due to the POA. Investigation in process.
- Well Irrigation System
  - Once operational= reengage with the city to close deal set.
- Reimbursement for equipment repair & mowing reimbursement to include 2025 Cost of Money
  - \$400,000 City Purchase Price for the Billish Park Improvements
  - Pavilion repairs
  - Playground repairs
  - Shade covering
- Election Planning-
  - Ballot worksheet and Proxy forms are being moved to POA Website
  - Links will be attached for voting webpage with candidate information and instructions on how to vote.
  - Online polling period will be longer than previous time length
  - Verifiable paper ballot worksheets with property owners' signatures will be needed and matching proxy.
- Billish Park Vandalism-
  - Police report filed
    - \$1400 to fix irrigation system
  - Added security cameras to POA office located in critical areas.

- Financials
  - Cash Flow-
    - CAM Fees- Percent Complete
      - 86.47%
    - Liens
    - Collections threshold lowered
      - Number of years not paid vs amount of money not paid to association.
- Audit on POA properties
  - Audit is being done on every single property with association
    - Working with Nueces County Appraisal District for verification of needed information
      - Vote weight, Legal description, NCAD ID, classification of property
    - Title Change fees charged based on proper years
      - Title Change done without notifying POA of change.
    - Square foot of property changes as needed to charge property properly.

10. Old Business:

- Referenced above.

11. New Business:

- Canal Committee Updates:
  - Upcoming Floodgate Study
    - Control flow of the canal
  - Budgetary estimate of \$50,000
    - Quoted from ISAC Committee
- Next meeting:
  - August 26, 2025, at 5:30 p.m.

12. Members' Comments:

- Tom Cable
- Joe Minervini
- Marvin Jones

Motion: Drew Diggins, adjourn meeting		
Second: John Pasch		
Aye: George Reed, Terry Brown, Natasha Muse (Proxy)	Nay: 0	Abstain:0
Meeting adjourned 6:14 p.m.		

