

PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.
REGULAR MONTHLY
BOARD OF DIRECTORS MEETING

Tuesday – August 26, 2025 5:30 PM

New Location:

**Island Presbyterian Church (IPC) – Annex
14030 Fortuna Bay Drive
Corpus Christi, TX 78418**

Attend in person or login via Zoom

Browser: zoom.us
Personal Meeting ID: 439 451 0087
Participant Passcode: xqxKy6

Or, copy and paste into your browser for immediate access:

<https://zoom.us/j/4394510087?pwd=Lm0yKMYxcWsFdYhzjuiWaFbLo6a00N.1>

NOTICE OF MEETING AND AGENDA – Subject to Update during the notification period

Members of the audience will be provided with a 3-minute window at the end of the meeting to address the Board with specific, agenda-related questions or comments. **The board can no longer accept impromptu or disruptive comments from those in attendance during the regularly scheduled board meeting.** Additionally, any questions or comments intended to badger, bully, or otherwise intimidate the board will not be allowed to continue. At your option, you may submit agenda-related questions in advance via email to: exdir@pipoa.net. Zoom participants may use the chat function to ask a question. Please sign in prior to the meeting with your name, physical address, email address, and the subject to be addressed. Zoom chat questions will be addressed time and content permitting. If there are discussions that need to be addressed in an executive session, the board will conduct that session as required and provide a summary of any decisions voted on by the board.

1. Call to Order
2. Pledge of Allegiance
3. President's Comments:
4. Special Topics (if any):
5. Receive Conflict of Interest Statements (if any)

6. Approve Minutes from previous meeting

7. Board Officer Nominations: VP and Treasurer

8. Presentations (5-Minutes each):

a. ACC Presentation – Mark Dragoo (ACC Chairperson) Presentation

b. Bulkhead Activity Report – (Bulkhead Project Office) Activity Report

9. EXECUTIVE DIRECTOR'S REPORT:

a. Major Infrastructure Projects Beyond Bulkheads

- Billish Park Agreement Update In-Process
 - Well system installation will be held until agreement is signed and permits are approved
 - City Park assessment
 - Playground equipment requires corrosion control
 - Additional consideration included in the agreement

b. Business Transparency – Current Activities

- eVoting Process Reviewed/Validated by Cagle-Pugh – ManageCASA will continue to be our voting system, and the board is authorized to conduct a vote of the membership exclusively outside of a meeting by mail, electronic means, or any combination thereof in such a manner as the board determines: (email 5 Aug 25, Gregory Cagle to Rick McGinley and George Reed)
- Website activities calendar attached to ManageCASA Calendar
- CAM fee late charges, payment plans, liens, foreclosures, and cash flow – See MC Dashboard + Noelle Brief
- Property Audit In-Process - Noelle

10. TREASURER'S REPORT:

11. OLD BUSINESS - Previous Meeting Residual Tasks (with possible motions):

a.

b.

12. NEW BUSINESS (with motions):

a. POA Canal Committee activities and top priorities

7 Aug - City "Earthen Dam" Meeting Recap

18 Aug - TGLO discussion recap

Vote on funding a flood gate study necessary to protect our community

b. TBD

c. Set next meeting date: 26 August 2025 5:30 PM

13. MEMBERS' COMMENTS (3 minutes per member)

14. Optional Executive Session

ADJOURN