

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

Tuesday – 27 January 26 - 5:30 PM

**Location:**

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

**Attend in person or login via Zoom**

**Browser:** [zoom.us](https://zoom.us)  
**Personal Meeting ID:** 439 451 0087  
**Participant Passcode:** xqxKy6

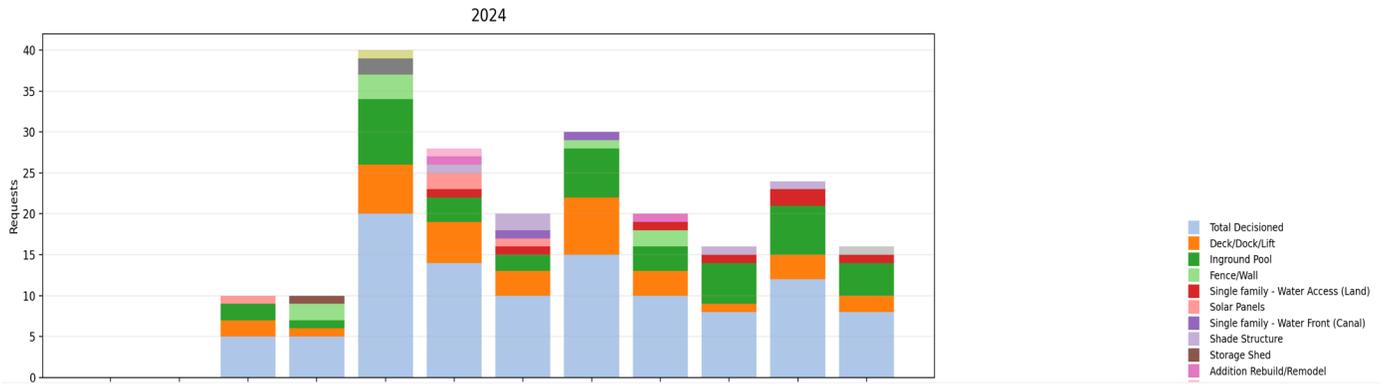
**Or, copy and paste into your browser for immediate access:**

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

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

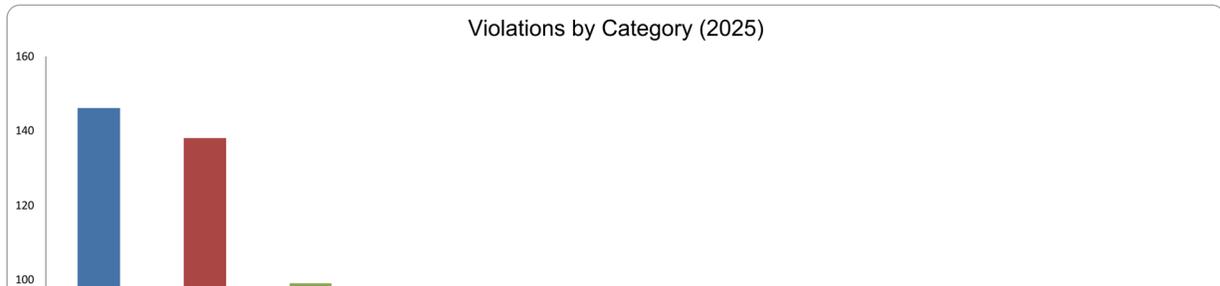
1. Call to Order
2. Pledge of Allegiance
3. President's Comments:
4. Special Topics (if any):
5. Receive Conflict of Interest Statements (if any)
6. Approve Minutes from previous meeting
7. Presentations (5-Minutes each):
  - ACC Presentation – Mark Drago (ACC Chairperson) Presentation
    - ACC Guidelines Update distributed to the board members

### ACC Requests by Category and Month (2024 vs 2025)



- Compliance Summary

2025 Violations Summary Report				
<b>Total entries</b>	419			
<b>Resolved entries</b>	319			
<b>Resolved ratio</b>	76.1%			
<i>Resolved = entries with a non-blank Resolved Date</i>				
Category	Total	Resolved	Unresolved	Resolved %
Lawncare: Weeds	146	108	38	74.0%
Traffic Rules: Vehicles & Parking	138	94	44	68.1%
Lawncare: High Grass	99	88	11	88.9%
General Rules: Advertising Sign	20	19	1	95.0%
Exterior: External Fixtures	8	4	4	50.0%
Abandoned/Neglected Property	2	1	1	50.0%
Trash: Receptical Storage	2	2	0	100.0%
Building and Structure: ACC Violation	1	1	0	100.0%
General Rules: Business Activity	1	1	0	100.0%
Pets: Nuisance or stray animals	1	0	1	0.0%
Trash: Illegal Dumping	1	1	0	100.0%



- Bulkhead Activity Report – December 2025

## BULKHEAD REPORT DECEMBER 2025

CATEGORY	BUDGET	ACTUAL	DIFF
60406: Bulkhead / Drill & Probe	\$605.50	\$0.00	-\$605.50
60412: Bulkhead Build	\$43,750.00	\$0.00	-\$43,750.00
60404: Bulkhead Caps Repair	\$22,449.16	\$26,710.00	\$4,260.84
60420: Bulkhead Demo - Water	\$0.00	\$0.00	\$0.00
60409: Bulkhead Drill and Pin	\$0.00	\$0.00	\$0.00
60411: Bulkhead Foam	\$8,443.33	\$15,896.00	\$7,452.67
60408: Bulkhead Inspection	\$100.00	\$0.00	-\$100.00
60401: Bulkhead Inspection (ACC)	\$217.50	\$0.00	-\$217.50
60451: Bulkhead Inventory Installed	\$0.00	\$0.00	\$0.00
15000: Bulkhead Material Inventory	\$10,247.91	\$0.00	-\$10,247.91
60407: Bulkhead Repair / Manta Ray Install	\$8,845.92	\$0.00	-\$8,845.92
60402: Bulkhead Tieback Repair	\$130.00	\$0.00	-\$130.00
60403: Bulkhead Washout/Screen	\$416.67	\$0.00	-\$416.67
	<b>\$95,205.99</b>	<b>\$42,606.00</b>	<b>-\$52,599.99</b>

## BULKHEAD EXPENSE 2025

CATEGORY	BUDGET	ACTUAL	DIFF
60406: Bulkhead / Drill & Probe	\$7,266.00	\$1,785.00	-\$5,481.00
60412: Bulkhead Build	\$525,000.00	\$696,215.00	\$171,219.00
60404: Bulkhead Caps Repair	\$269,390.00	\$184,440.00	-\$84,950.00
60420: Bulkhead Demo - Water	\$0.00	\$8,650.00	\$8,050.00
60409: Bulkhead Drill and Pin	\$0.00	\$18,500.00	\$18,500.00

Note: Bulkhead Inspections:  
281

8. EXECUTIVE DIRECTOR’S REPORT:

- 2026 Budget Approved and Posted
- Annual Meeting – Last Saturday of March (28 Mar 26) 10AM Seashore Middle School Cafeteria - 15437 SPID and Zoom
- Upcoming Board Election\* – 4 seats + Residual Bylaw Action on the Seawall
  - Posted: Notification, Schedule, Instructions, Sample Ballot Worksheet
  - MC Registration Invitations Resent – **1307 Joined out of 3323 Invited**

Title	Start	End
Kickoff 2026 Voting Process	1/1/26	3/27/26
Registration Period - Extended	1/5/26	2/15/26
Vet Candidates	2/16/26	2/23/26
Develop eBallot	2/16/26	2/23/26
Post Info on Website	2/24/26	2/25/26
ePolls Open	2/25/26	3/24/26
eBallot Worksheets due NLT to POA Office	2/25/26	3/19/26
Polls Closed – Results Computation	3/25/26	3/27/26
Annual Meeting	3/28/26	3/28/26

**\* Voting will be conducted by electronic means – ManageCASA – See website “e-Voting Information” for details**

- Skate Park Initial Siting – Near the corner of Gypsy and Fortuna Bay - Diagram sent by City
- Billish Park Well Project Update – Back on Track – Lower Bid Received – Work Started
- Floodgate Initiative Update and our meeting with the Mayor
  - Why are we doing this?
    - Protection of our community; the entire community
    - Our priorities are:
      - A flood gate at the Packery Channel

- Velocity Controls as needed in our canals
- Box Culverts at Encantada
- Protect the Hot Zone – Protect the Community



*Figure 1: The Hot Zone – Post Whitecap Project*

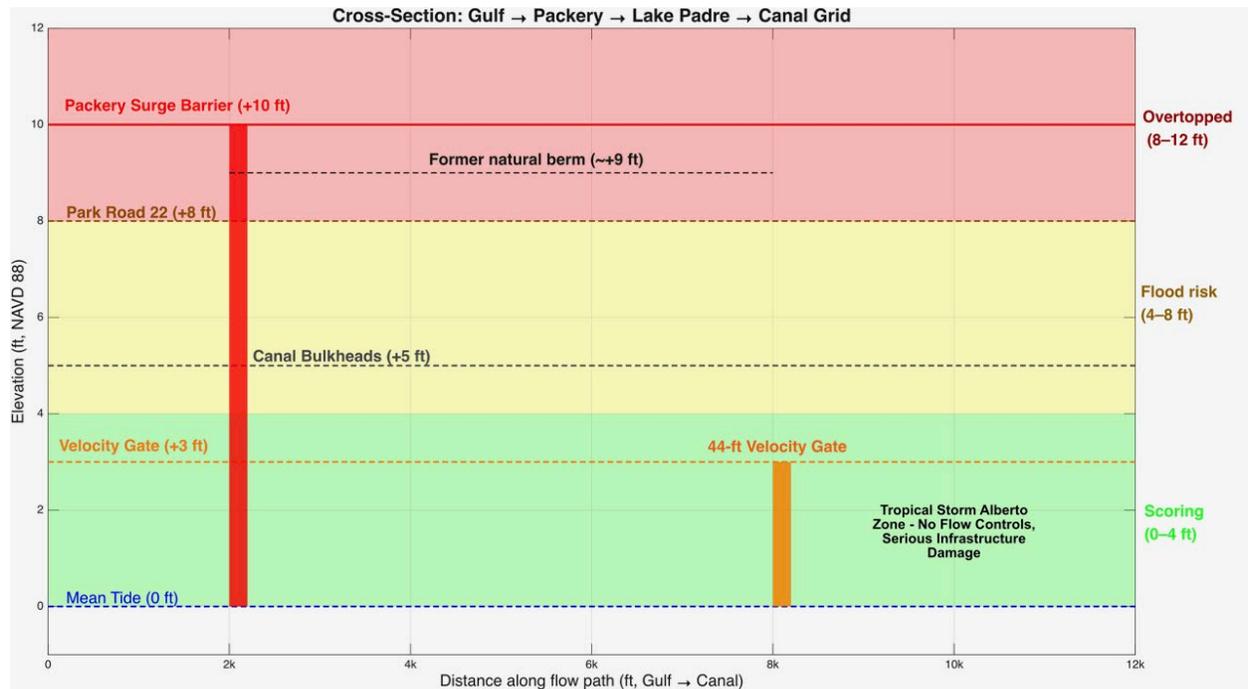
Figure 2 Flood Map 2018 Elevation Map - 6' Tidal Surge Overlay



- Minimal impact for most areas - until the Don Pat Bridge was created

- Reference: Hurricane Harvey storm surge ranged from 4 feet to 12 feet between here and Aransas Pass

Figure 4 With Don Pat Bridge In-Place



- Surge levels from 0 – 4 feet will increase the flow rate in the canals (to pre- Alberto levels) without a velocity gate also installed – 1.9 feet per second = damage threshold
- Surge levels from 4 – 6 feet will overtop many bulkheads without the floodgate installed and the canal velocities will be unmanageable without a velocity gate also installed
- Surge levels above 8 feet are in the Red Zone and maybe not representative of our location
- **New flood maps require updated Digital Elevation Maps for the current year or collecting Topo-Bathy measurement data – in work now**

- **Budgetary estimates for a floodgate design - in work now**

9. TREASURER'S REPORT:

- Financial reporting updates

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

- "No Wake" Sign Status
- QGIS Map with a spreadsheet overlay created to better manage locations

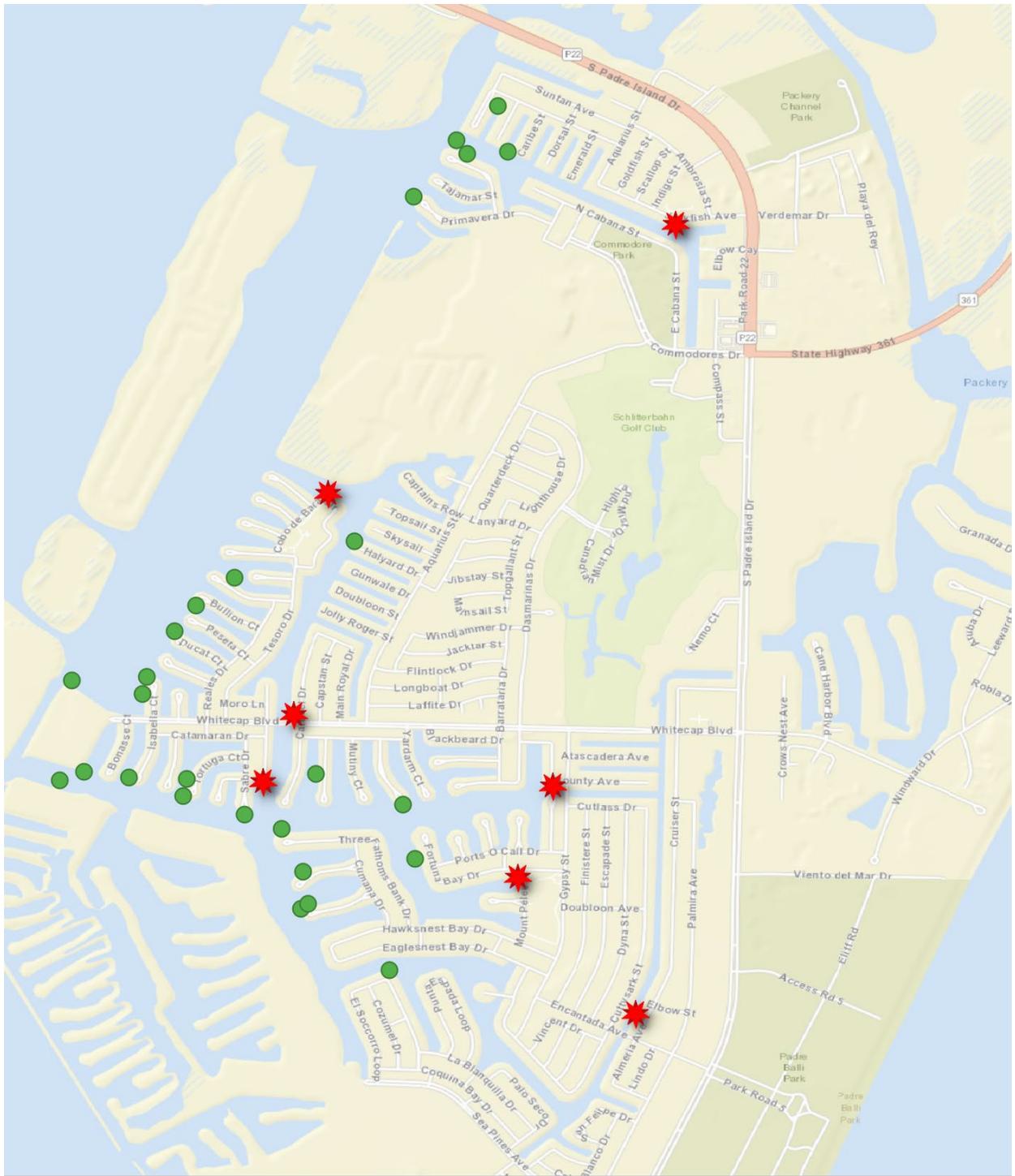


Figure 5 Red ---> Boat Ramps Green --> All Others

11. NEW BUSINESS (with motions):

- Annual Meeting – Last Saturday of March 10AM Seashore Middle School Cafeteria -  
15437 SPID and Zoom
- TBD
- TBD

12. MEMBERS' COMMENTS (3 minutes per member)

13. Next Meeting: 24 February 2026

13. Optional Executive Session

ADJOURN