

PIPOA Strategic Plan 2011-2015

I. Owner/Member Outreach

(1) It is the consensus of the Board that additional **communication** from the BOD and the Association to the individual owners is an ongoing requirement in order to increase owner understanding of the issues, actions, and concerns that the Association has or will address on behalf of the owners. This communication can take many forms including direct mail, email, Internet website information, personal appearances at various venues, presentations, special and informational meetings, etc. The Board will seek to increase the frequency and/or effectiveness of these and additional communication opportunities.

(2) The Board seeks additional opportunities and methods of increasing the level of **involvement** of owners in the operations and direction of the Association. This includes many volunteer opportunities, for example, with the monthly Litter Critter, or the Adopt-a-Canal End Program. Additionally, committees required by the Association By-laws require volunteer members to guide effectively various aspects of the Association's responsibilities. The Board recognizes that only through increased involvement of the owners in these and other activities can the Association continue to thrive and prosper.

II. Financial/Fiduciary Responsibilities

(1) The Board recognizes that the most critical financial function it has is the proper funding and management of the **Maintenance Fund** consisting of the collection and administration of the owners' annual assessment fees. It is essential that the Board not only review monthly expenditures and annual budgetary projections for use of the fund during **normal times**, but also the added, and more difficult, task of determining the projected amount of funds needed in the event of a **catastrophic** natural event, such as a hurricane or tornado, which severely damages the Association's bulkheads and other infrastructure. In the event of a catastrophic event, it is incumbent upon the Board to determine the most appropriate and economical means of protecting the association against financial loss due to destruction of commonly-owned bulkheads and canals and to seek to amend our governing documents in a way that would give us standing to apply for disaster relief and to receive and expend the proceeds to make necessary repairs.

III. Growth and Community Development

(1) It is the sense of the Board that the growth of existing subdivisions by development of vacant lots and the increasing of **homeowners** strengthens the Association and provides a solid foundation for home values, improved beautification of neighborhoods, and a more vibrant Island community.

(2) Additionally, the Board supports the common sense development of **small businesses** in appropriate areas of the Island in order to provide needed services and support for the residents and visitors to maintain a robust economy.

(3) The Board also supports the infusion of capital spending, master planning, and quality construction of larger, more complex developments which enhance our Island way of life and contribute to the economic and social aspects of the community

IV. Environmental Stewardship

(1) In addition to requirements contained or implied in by-laws and covenants the Board supports efforts to ensure full **compliance** with existing laws, regulations and best practices to keep our Island environment, land, air, and water, clean and safe for its residents.

(2) The Board recognizes the sensitive nature of the Island environment and the importance of our unique gifts, including the National Seashore and its turtle inhabitants, our fisheries, our many bird species and the overall beauty of the Island itself. As such, the Board supports efforts to, at a minimum, **preserve** and more appropriately, improve the viability of the environment.

V. Public Relations

(1) The Board, as the advocate for the owners with both the **City and County** Governments and Departments, seeks to strengthen and improve the liaison and working relationship with these entities and their management. The Board supports both the City and the County in their efforts to improve efficiency and effectiveness of their respective departments and will ensure continued invitations to City and County leaders, both elected and appointed, to speak to Island residents on important subjects. Additionally, the Board will provide representation to as many City and County meetings, committees and forums as feasible in order to provide advocacy for residents.

(2) PIPOA is one of three main organizations providing advocacy for Island constituents. The others are **Padre Island Business Association (PIBA)** and the **Island Political Action Committee (PAC)**. The Board is committed to enhancing our working relationship with

both of these organizations. The Board recognizes that each has unique interests and focuses on different aspects of our Island residents and businesses but only through cooperative engagement and unity of message can we truly achieve superior tri-advocacy for our Island.

(3) The Board recognizes that the PIPOA staff, committees, volunteers, and directors as well as individual residents take action, achieve goals and improve many areas on behalf of the community. It is essential that **media of all types**, including TV, newspapers, Internet websites, local and in certain circumstances, non-local, receive and disseminate this news. Cultivating a strong working relationship with these entities will only result in greater exposure of our Island successes and achieve a better understanding of our community, its advantages and offerings to our residents, visitors and others.

VI. Common Asset Management

(1) The Board understands that its primary focus, on behalf of its owners, is the continued maintenance and improvement of **existing** common assets, including bulkheads, boat ramps, parks, streets, end caps, and other facilities or areas. It is incumbent upon the Board to ensure that adequate funds are available to maintain, repair, and improve our existing assets and that appropriate entities are hired or volunteers guided towards ensuring that annual maintenance, upgrades, and improvements are scheduled and performed.

(2) The Board recognizes that the current level of POA assessments does not include funds for major new capital improvements or projects, such as a community center, dog park, bicycle paths or other ideas submitted by the residents as possible additions to the Island infrastructure and community. If these ideas, or other **proposals**, are going to be planned, implemented and completed in a professional manner for the enjoyment of the residents, supplemental or special assessment fees may be necessary to begin work and ongoing user fees required to ensure proper maintenance of new structures is completed.

VII. Social/Recreational

(1) The Board recognizes the desire of many Island residents for increased numbers of social and recreational activities. As appropriate and feasible the Board **supports the sponsoring and/or coordinating**, either alone or in conjunction with other organizations, social and recreational activities for the owners in the Association.

(2) The Board supports all efforts by County, City, or other entities to **build, manage, and improve social and recreational facilities** on the Island which can be used for free or reasonable costs by the residents, visitors, and organized groups. The Board will actively engage government and/or other entities who have expressed plans to build such facilities and work with those entities to ensure Island residents desires are known and incorporated into future facilities.

VIII. Canal and Maritime Management

(1) The Board recognizes that without the proper care, maintenance and attention to **bulkheads, boat ramps and other permanent infrastructure** along the waterways, our Island community would not be able to appropriately exist. As such, the Board's foremost priority is to see that bulkheads are repaired, maintained and strengthened as necessary to maintain their viability and safety. In addition, the Board will work with the City, County, Coast Guard, TXDOT, etc. to maintain and improve our boat ramps, waterway navigation aids and other infrastructure to maintain the viability of our canals.

(2) The Board recognizes the dynamic environment of our canals and the need to **dredge** swaths of canal areas. The Board will provide adequate resources to fund dredging projects as well as see that competent contractors are engaged to perform the work.

(3) The Board understands that **water quality** in our canals is an essential factor in sustaining good habitat, recreational opportunities for fishing, boating and other water sports, wildlife, and owners' quality of life. As such the Board will ensure that adequate testing and analysis of our canals' water is performed and adequate funding provided to incorporate remediation should results of those tests deem water quality unsatisfactory or diminishing towards unsatisfactory levels. The Board supports efforts to open blocked passages to increase water flow, environmental initiatives to rid the canal of trash and other pollutants, and voluntary or governmental programs to clean our beaches, canal ends, and common areas in order to improve our water quality.