



My name is Kelly McFadden and I am a candidate for the PIPOA 2019 Board.

I am a graduate of Cal State Fullerton with a degree in Business Administration and minor in Computer Science.

In 1996 my husband Jim and I bought our first home on the Island as a vacation home. We were a family of yours, mine and ours and bought a lot of plane tickets to fly down with the kids for holidays and to occasionally escape a cold Nebraska winter.

In 2010 we made our move permanent. And since then, in addition to our personal residence, we also own 5 rental properties. All situated in the PIPOA.

For the majority of this time we were blissfully unaware of the PIPOA. We would get the yearly CAM statement and an occasional newsletter. We never gave it much thought.

But starting in 2016 we noticed some events that troubled us. I won't go into all the details other than these events concerned us so much that we started talking to other Members. I started paying attention to Board agendas. I found the section in the PIPOA website and read all the meeting minutes going back to 2010. And in these meeting minutes I found additional items that troubled me. I attended my first Board Meeting in February of 2017. I made a decision to get involved.

In April of 2017 my husband Jim and I founded the community Facebook page IslandIssues www.facebook.com/IslandIssues. I started live streaming and recording PIPOA meetings so that Members who could not attend in person had the opportunity to see our governance in action.

In June of 2017 I organized the IslandSquad volunteer group to help clean up areas of the Island that might otherwise be neglected. In August of 2017 I started the public IslandIssues Community Calendar so that Island residents have one place to look for all Island events.

In Nov 2017, myself, along with my husband Jim and Karl Rubinstein announced the ARCH initiative. After the discovery that, in 2013, the Board secretly granted themselves the right to modify our Bylaws, we knew we had to fight to get our rights back. We gathered the signatures of more than 650 homeowners and called a Special Members meetings. By giving the PIPOA Members the opportunity to vote, we returned our ByLaw amending rights back to where they belonged, solely with the owners.

I have written multiple opinion pieces online and in the Moon. I have read our ByLaws, Covenants, years of Board meeting minutes and Texas Code 209 to the point where I can repeat sections verbatim. All so I can better understand our governance and the law. You can find my writings on my website www.KellyForPIPOA.com.

I supported President Jones in his election in 2017. And I supported Vice-President Sprout, Treasurer Colosi and Secretary Marsden in their recent elections. I have not agreed with every decision they have made, but I will continue to support their overall leadership.

Much work has been done this year. But there is still much more to do. And with an election coming up, I have asked myself, what do I want to see in a candidate?

I want someone who can understand and follow the law. I want a fiscal conservative who will watch our checkbook like it is their own. I want someone who will work towards a fully informed Membership which requires a level of openness, so far unachieved (though it is much improved).

I pledge to be this candidate. And here is my path to achieve these goals

1. Continue on the path of more openness

- ✓ Board packets included to Members with agenda release

- ✓ Quarterly town halls
- ✓ All board business transacted on @.pipoa.net email addresses
- ✓ Member only section of website:
 - Financials – monthly check registers
 - All Board emails (redacted as necessary for privacy)
- ✓ POA takes over all live streaming/recording of all Board and Committee meetings
- ✓ 72 hour notification of ALL meetings where quorum is possibly present.
- ✓ Immediate release of email votes as well as included as a verbal agenda item at the subsequent Board meeting.
- ✓ Variation of Board Meeting times to allow more people to attend (Sat, Sun, etc).

2. Improve PIPOA office technology.

3. Implement a Member controlled Bylaw Committee to gather input from the community and make recommendations for Amendments to be included with the Annual Meeting ballot.

4. Mandatory Robert's Rules and non-profit training for all employees and Board Members.

5. Implement a systematic bulkhead maintenance process.

6. Determine the legal status of ACC requirements

- ✓ Obtain a legal opinion as to what we are and are not allowed to do
- ✓ Determine guidelines, publish them and STICK to them

For more info about my candidacy, you can go to my website www.KellyForPIPOA.com. You can also contact me at my email address KellyForPIPOA@gmail.com with any questions you may have.

These are important items that I am willing to work for. So, I ask you to support my candidacy in the upcoming PIPOA Board election.