

Over the last several weeks, Island Moon Editor Dale Rankin has graciously allowed the Board Candidates to present discussions on topics important to the PIPOA community.

This week's topic concerns Sea Pine's January 22nd petition announcing a decision to leave the PIPOA.

Four weeks ago, on February 2, I published the following analysis on social media. I present it again today.

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Don't Throw the Baby Out with the Bath Water.

Sea Pines has no PIPOA common areas in its boundaries. But if it did, the secession of Sea Pines would not change the ownership of any areas owned by the PIPOA.

Let's look at a neighborhood that does involve common area.

Tradewinds is the neighborhood on the east side of Gypsy. If they also seceded, the PIPOA would still own the Encantada boat ramp. And the PIPOA is legally obligated by governing documents other than the Tradewind's covenants to maintain it.

But the sticky situation would be the canals in Tradewinds. Just like the boat ramp, the canals and bulkheads are areas owned by the PIPOA. You can verify this on the Nueces County Appraisal district website.

A water lot owner in Tradewinds does not own the bulkhead or the water area adjacent to their lot. The PIPOA does. But the covenants of Tradewinds grant the owner the right to build a dock in the PIPOA owned canal.

If the Tradewind covenants are cancelled, so is the agreement with the PIPOA allowing you to build on PIPOA property. You can't build on your next-door neighbor's property and now the PIPOA is just another "neighbor".

So now you own a water lot, but you have no legal authority to build a dock in front of it. A problematic situation for boat owners.

Could this situation be resolved legally? Maybe. But does any water lot owner really want to take the chance that they lose all water access from their lot?

Sea Pines is a symptom of decades of mismanagement by previous administrations of the PIPOA. Mismanagement that seems to have escalated after the rates increased and more money became available. Coincidence?

Let's not throw the baby out with the bathwater.

I don't believe the solution is to leave the PIPOA. I believe that homeowners should get involved to help solve the problems. That is what many others, as well as I, are trying to do. Progress is being made, albeit with some bumps along the way. But we should not stop trying.

This seat belongs to the Members. I ask you to trust me with your vote.

www.KellyForPIPOA.com