

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Chamber of Commerce Bldg.
Aransas Pass, Texas
01 April 2015

Directors & Officers Present: President Don Rager, Treasurer Bob Stott, Secretary Dan Edson, Harold Hees, Jimmy Raper and Kathryn Foley

Directors & Officers Absent: Vice President Phil Gallagher

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Tom Ballard, Pat and Lex Epting, Stephanie and Steve Flynn and Vernon Kennedy, Matt Dabbs and Craig Pierce

I. OPEN SESSION

A quorum for the meeting was established
The President called the meeting to order at 6:00 p.m.

A Motion was made to approve the minutes for the Regular Meeting 4 February 2015

Moved: Jimmy Raper

So seconded

All in favor, the motion carried.

Treasurers Report:

1. Treasurer Bob Stott presented to all members present copies of the financial documents for the year to date of 2015. The Report was accepted as presented.
2. 2015 Annual Dues: As of this date there are 11 dues unpaid. We will recover from two properties when they sell. Any dues not postmarked before April 1, 2015 will be charged 12% per annum interest and, with notice, will be charged a 5% late fee as allowed by Texas law if not received within six days of notice. In 2016 the late fee will be applied to any dues not postmarked before April 1, 2016.
3. Bob discussed the need for Reserve accounts to assist in meeting future needs in Pelican Cove, such as dredging the Canals. This will be discussed as part of the 2016 budgeting process.

Architectural Control Committee Report:

1. 415 Porpoise Drive, Beavers: Proceeding on schedule, passing all PCCOA inspections to date.
2. 112 Sailfish Court, Anderson: Dock and Lift are complete.
3. 113 Redfish Court, Allbright: An ACC application has been approved for new house and construction proceeding.
4. 344 Pompano, York: An ACC application for new dock and lift was received and project is complete.

5. 913 Pompano, Abbatello: An ACC application for new deck was approved and is nearly complete.

Trailer Tracking:

1. No trailers parked over thirty days at this time.

Property Patrol:

1. Wet weather has created a weedy situation throughout Pelican Cove. Many owners have been contacted but as a result of the weather we have given some leeway to owners. Last year, two notices and PCCOA will mow and we will continue with that plan.
2. We have received a complaint with pictures regarding trash in a Pelican Cove backyard. A letter will be written to the homeowner, copy to the PCCOA attorney, advising them to have it cleaned up within fifteen days or the Association is granted the right through our PCCOA documents to access the backyard and have it cleaned up. PCCOA would then invoice the property owner for the costs.

Office Report:

1. Tom Ballard was acknowledged for building a printer stand for the office.
2. The office contacted the City regarding the drainage at Porpoise and Amberjack. The Aransas Pass Public works came out and cleared the flue of dirt, weeds and debris. The Department has plans to clean up the brush and cut the grass between the fence and the Railroad to alleviate drainage constraints. Public Works also cleared out drains on Bay Street which were clogged with grass, weeds and debris.
3. Bay Street drainage: Sylvia Carrillo, AP City Manager sent the PCCOA three documents showing one probable cost of rebuilding the storm water sewer system on Bay Street and two probable cost of rehabilitating the Bay Street storm water sewer system. The costs will be presented to the City Council as part of the City's Capital Improvement plan for the next 18/24 months. PCCOA member, Tom Ballard volunteered to follow and monitor this process, providing the Board with the progress.
4. 10' Elevation FEMA requested for all new builds in Aransas Pass: Kathryn spoke with John Davis (our PCCOA inspector). He is doing Aransas Pass building inspections temporarily until they find a new person. He did not know about the elevation requirement change and said he will check on it. Kathryn requested an update from Sylvia Carrillo and she responded "*... Elevations remain the same however the city has added 1 ft. of freeboard meaning if the elevation required is 9 then it will need to be built at 10. Also we have adopted the 2012 IRC which is what the homes will need to be designed to.*"
Kathryn will prepare a Building Standards Resolution regarding the City Code for the Board to consider.

Old Business

1. Letter to CitiBank: On the 19th of February, as advised by the PCCOA Attorney, a certified return receipt letter was sent to CitiBank regarding the Pelican Cove foreclosed

property. 2015 Annual Dues and contact information for future property maintenance invoices was requested. No further communication has been received.

2. Property Rentals: As discussed during Open Mike for Members at the February 4th meeting, the office contacted the PCCOA Attorney regarding Pelican Cove's status when it comes to property rentals. The Attorney stated that all rentals must be rented for and advertised as a thirty days or more rental. This is because we are zoned as a single family residential neighborhood. Pelican Cove owners who inquire about rental listings need have no fear of retribution by any property manager.
A possible change to the PCCOA Covenants was discussed and Kathryn will report back to the Board on the requirements for such a change. Neighbors of rental properties were encouraged to call the Aransas Pass Police if a property is a nuisance with traffic, parking or parties.

New Business

1. A Motion was made for the office to attempt to get the email addresses of property owner's on the Bay Street Sea Wall who are not members of Pelican Cove so they can be advised of information that concerns them such as thefts, special meetings, etc.
Moved: Don Rager
So Seconded
All in favor, the motion carried.
2. The meeting with Police Chief Eric Blanchard was well attended by Pelican Cove residents and the failures in the process were explained and the corrective actions were outlined.
3. Pelican Cove resident, Tom Ballard, volunteered to represent Pelican Cove in the process with the City and FEMA in discussions regarding sea wall, levee and flooding issues. He will report back to the Board as the process unfolds. Don Rager and Bob Stott also volunteered to be a part of the representation group. A special meeting will be planned to discuss the matter.
4. Vacancies on the Board of Directors and potential candidates.
There will be four Board positions open: Dan Edson (can run again), Kathryn Foley (cannot run again), Phil Gallagher (cannot run again) and Jimmy Raper who is resigning. Dan Edson stated he will run again, Keith Hargrove informed the office he will and Tom Ballard is considering. Don Rager is talking to another resident who may be willing to serve.

Open Mike for Members

1. Mike Black requested the Board discuss potential actions that can be taken regarding the fence on Porpoise. The Board decided to wait until it was determined what the City is going to do about cleaning up the brush between the fence and the railroad.
2. Jim Trebilcock a Pelican Cove resident and owner of the Fulton Yacht Yard informed the Office of a rash of thefts in Key Allegro, areas of Port Aransas and Ingleside. The thieves are coming in by water and stealing electronics off boats during the night. In addition, they are vandalizing the boats. Many of the crimes do not get noticed for some time since many homeowners are 'absentee' owners. The Key Allegro homeowners met with the Rockport police and the following suggestions were made: 1) Association compile a list of security cameras in place in the event they may be able to be used as evidence. *Currently, the AP police have requested homeowners provide them with a list of cameras to be used for this purpose.* 2) Have the COA install cameras at the canal

entrances. *This has been and probably will be again discussed by the Board. At this point, the issues of whose property they would be located on, maintenance of the cameras and monitoring of them is a major issue.* And, 3) Residents inform the office of any thefts. *This is excellent and we encourage all property owners to do so. We will then send the information out to all owners.*

Members at the meeting discussed illuminating boats and the areas around the boats as much as possible without creating a nuisance for your neighbors. Also, some boat owners have security cameras either on board or trained on the boats. All residents are encouraged to take one of these steps and to ask your neighbors to be 'nosy neighbors'. The Board thanks Jim for providing us with this valuable information.

3. Craig Pierce, a resident of Pelican Cove presented a request that the Association gather funds for Sergey Yakushev's family in Russia and the office hold the money. The Board determined, while this was a worthwhile cause on Craig's part, it was not something the Association can actively take part in.
4. Craig Pierce also wanted to bring up the issue of groups walking around Pelican Cove leaving pamphlets on doors. This is a particular serious issue for homeowner's who are not full-time. The Board requested the Secretary send out an email reinforcing to the residents our no solicitation policy and ask property owners to inform anyone that comes to their doors of this fact.

Next scheduled Regular Board meeting is 3 June 2015 and the Annual Meeting is 6 June 2015

There being no further business, upon motion duly made for adjournment by Dan Edson, seconded and carried, the meeting of the Board of Directors was adjourned at 7:45 PM