

Approved Minutes Regular Session  
PCCOA Board of Directors Meeting  
Aransas Pass Chamber of Commerce  
Aransas Pass, Texas  
12 August 2017

Directors & Officers Present: President Don Rager, Vice President Mike Hart, Secretary Mary Steed, Treasurer Lyle Beavers, Matt Dabbs, Assistant Treasurer Charnel Hart, Tom Ballard, Assistant Secretary Kelly Beavers

Directors & Officers Absent: Kathryn Foley

Acting as meeting secretary: Mary Steed

PCCOA members present: Rhonda Kramer (114 Redfish), Wayne & Dawn Mercer (861 Pompano), Vickie & Witt Baynes (925 Pompano), Sherry Myers (1138 S. Bay)

- I. OPEN SESSION
  - a. A quorum for the meeting was established
  - b. Don Rager called the meeting to order at 8:59 a.m.
  - c. A Motion was made to approve the minutes for the Regular Meeting of June 3, 2017. Moved: Mike Hart. Seconded, the motion carried.
  
- II. REPORTS
  - a. Financial Report:
    - i. The Balance Sheet as of July 31, 2017 and the Profit and Loss Statement for YTD 2017 were presented to all members present by the Treasurer. Also included was a Transaction Listing by Vendor for YTD 2017. The report was accepted as presented.
    - ii. All expenses tracking; currently after seven months are less than 50% of annual budget. However, will have bill for the pump coming in.
  
  - b. Architectural Control:
    - i. Activity
      - 1. 109 Bluefish – Pool / Cabana completed
      - 2. 111 Bay Ct- New Home Construction underway
      - 3. 101 Mackerel Ct – Dock, New Home Construction underway
      - 4. 638 Bay St – Dock; New Home Construction underway
      - 5. 113 Amberjack – Dock completed

6. 1074 Bay St – Home Construction underway
7. 861 Pompano – Remodel underway
8. 111 Redfish – Fence approved

ii. Although original design of 111 Bay Ct was approved, as construction continues it appears that the house is being built on stilts. This was not evident in the artist rendering of the house and is against the C&R rules. The rules state that the foundation must be enclosed and the home be in harmony with the neighborhood. The ACC does have the right to review during construction and the Board can ask owners to modify. The ACC will draft a letter this week outlining issues and requesting modifications.

c. Property Patrol

- i. Summary report: 17 offenses noted in June and July; most corrected
- ii. The Property Patrol for August & September are Mike & Lyle.
- iii. Two trailer offenses (now moved); more seem to be coming during the summer months

d. Office Report

- i. Four resales in June/July
- ii. A lien had been filed on one of the properties several years ago that has since been satisfied, but no Release of Lien found. Corrective action was taken to quickly file a Release so the property could be sold.
- iii. One member had suggested the addition of No Soliciting signs in the subdivision. It was stated that the City of Aransas Pass has a No Soliciting law and all solicitors must have permits. Also suggested was a No Trespassing sign on the common property. After discussion the decision was made to closely monitor before erection of any additional signs.

III. OLD BUSINESS

a. Surveillance System

- i. Status of Easement in Pelican nest – Our attorney has drafted the Easement to be signed by Pelican Nest and A.P. City Manager. Mike will pursue the signatures, then we will return to the attorney for filing (or file ourselves)
- ii. TKO Update – They were out last week to adjust cameras. Tom will continue to work with them.
- iii. Surveillance Policy – Kelly presented a ‘long version’ which includes a page outlining the underlying principles, scope and location of cameras. The policy indicated 1 board member and 1 individual designated by the board will be responsible for viewing and working with property owners

and APPD. Currently those individuals are Tom Ballard (Board member) and Wayne Mercer (designated). Also presented was a 2 page document that will be posted on the PCCOA web site. Mike made a motion to approve; Lyle seconded. The policy was signed.

- iv. Tom provided video footage from the PCCOA security cameras to Officer Piper of the APPD on June 29<sup>th</sup>. He pulled this video from the 5MP and LPR cameras which are recording the Pompano Drive exit road. This information was 4 video clips and several snapshots of a suspicious vehicle entering and leaving the subdivision between 4am and 5am on the morning of the 23<sup>rd</sup> of June.

b. City of Aransas Pass Projects –

- i. Status of Pompano Drive – The city has started work. They are working on an updated plan as the first one didn't work. Property owners with concerns should contact the City.
- ii. Mike has asked the City to take the easement off of the common property. He will monitor and follow up as needed.

- c. Catastrophic Insurance – Kelly is expecting a bid in this week for 3 different policies: Liability on our Common Property & Canals, Liability on our Director & Officers (D&O); and Casualty on our Pumps. The current D&O policy expires August 23, 2017.

- d. Property Tax – Status of Appeal – Don went to the tax office. There was a small reduction in value this year, so our protest was lifted.

- e. Dock Review – Don has not completed it yet. The email to home owners generated a significant amount of dock repairs in the subdivision. This item will stay on as Old Business and addressed at the next Board Meeting.

IV. NEW BUSINESS

- a. Where the Money Goes – Kelly presented a chart outlining where all the homeowners dues goes; breaking down the biggest category of Office Manager. This will be posted on the PCCOA web site and updated with final numbers at the end of the year. Mike requested an agenda item next meeting on what to do with the common area.
- b. Status of Open Liens – Kelly researched all open liens on properties and found several old liens. Some were back as far as 2004 for amounts as small as \$58 for mowing. Board instructed her to file a Release on all.

- c. Short Term Rentals – The Board has received a letter from a law firm requesting clarification on our policy as it relates to short term rentals. Pelican Cove is zoned as single family homes. Companies (such as Airbnb) are lobbying legislature to change what is defined as ‘single family homes’. The Board believes it is prudent to clarify Section 3.1 of the C&Rs and reiterate that we will abide by City zoning, in effect not allowing rentals in the subdivision of less than 30 days. We will also require copies of leases in the office. Tom made a motion for the resolution; Lyle seconded. Kelly will draft the Resolution for Board approval.
- d. Attorney – Our current attorney has history of not being punctual or fully knowledgeable of the HOA rules. Discussion to interview other candidates who are local (Corpus) with appropriate expertise. Mike made a motion, Don seconded. Charnel and Don will interview potential candidates.
- e. Depreciation of Cameras – Charnel met with our accountant. We will take depreciation over a 5 year term, which will offset income from investments.

V. OPEN MIC

- a. The Mercers brought forth a concern over a large dock being built on a house in Pelican Nest. This dock appears to encroach into the canal may inhibit large boats from exiting through the gate. There was a suggestion to review the covenants for Pelican Nest to ensure compliance.
- b. Don relayed that Pelican Cove had a pump failure. While the failed pump was being pulled, the technician pulled the second pump and performed preventative maintenance on it. Don has a quote for repair and well as replacement of the pump (costs \$6895 and \$9213 respectively). Matt will get another bid and a decision will be made this week. Mike made a motion to purchase new.

VI. EXECUTIVE SESSION: none needed

VII. ADJOURNMENT

- a. Next scheduled Regular Board meeting is October 7, 2017 at 9am in the Chamber.
- b. There being no further business, Don adjourned the meeting at 11:29 a.m.