

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Chamber of Commerce Bldg.
Aransas Pass, Texas
03 December 2014

Directors & Officers Present: President Don Rager, Treasurer Bob Stott, Vice President Phil Gallagher, Harold Hees, Jimmy Raper and Kathryn Foley

Directors & Officers Absent: Secretary Dan Edson

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Dawn Ballard, Aileen Gillespie and Wayne Lake

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 Meetings of 1 October 2014

Moved: Bob Stott

So seconded

All in favor, the motion carried.

Treasurers Report:

1. Copies of the financial documents were presented to all Board members. After a brief discussion on current and future pump maintenance and expenses, the Report was accepted.
2. Jimmy Raper requested an Executive Session to discuss the Aging Summary.

Architectural Control Committee Report:

1. Stott, 110 Bluefish Ct: Construction is complete with Certificate of Occupancy inspection week of December 8.
2. Beavers, 413 Porpoise Drive: An ACC Application for new house construction was approved
3. Allbright, 113 Bluefish: An ACC application was approved for a new retaining wall, stairs and walkway and pilings.

Trailer Tracking:

1. No violations at this time. Secretary will send a letter to property owner who may not realize they are in violation.

Property Patrol:

1. Yard person for Block 11 Lot 34 has been called regarding lot needing mowing.

Office Report:

1. New printer, Epson WF-4630 is installed.
2. Pelican Cove has had 20 properties sold in 2014 which is the most since 2007.
3. The Secretary proposed that the fee for Resale Certificates issued when properties are sold be increased to \$150 beginning in 2015.

Moved: Kathryn Foley

So Seconded, the Motion passed

Old Business

1. Canal Depth – The depth of PCCOA canals will be monitored to insure it remains at current levels.
2. Bay Street Drainage – There is no news from the City of Aransas Pass on when work will be commenced.
3. Abandoned/Derelict Boats – There was a discussion concerning what our responsibility is regarding derelict boats. Concern was raised regarding potential canal pollution from the boats. There was a discussion concerning why we would want to be involved and how the situation is handled at other locations.
Don Rager will contact the Coast Guard and the Navigation District to understand their views and regulations. We will perhaps send a letter to the property owner expressing concern regarding the derelict boats. More discussion will follow.
4. 101 Tarpon Court - this topic was tabled until the Executive Session.

New Business

1. PCCOA Strategy for Office Space – The potential of building a community center to house the PCCOA office on the PCCOA vacant lot was discussed. Prior to any further discussion or research it was decided to survey property owners on what their needs and wants are regarding having such a space available and common property use. Kathryn will develop a survey and send to Board for approval.
2. PCCOA Financial Strategy – discussion was tabled until the Executive Session.
3. ACC Application for New Construction modification of fees –
A Motion was made to insert in the ACC Application for New Construction that there will be a fee of \$75.00 if the PCCOA Inspector is called to inspect the home and the inspection fails.
Moved: Jimmy Raper
So Seconded
The Motion passed.
4. There was further discussion regarding the ACC Application fee for New Construction which currently does not cover our Inspector costs. The Secretary will research on how best to increase the fees since it requires a PCCOA member vote.

Open Mike for Members

There was general discussion regarding the cost of and installation of security cameras at the Pompano Drive and the Porpoise Drive entrances.

Recess Open Session to go into Executive Session, 7:25 PM

Return to Open Session, 7:55 PM

A. Executive Session Report

1. The Board discussed the 2015 Budget and the thought process that went into the final Numbers.
2. Don Rager will contact the PCCOA attorney, Michael McCauley with questions the Board has regarding the property in bankruptcy.

Next scheduled Regular Board meeting is 4 February 2015

There being no further business, upon motion duly made for adjournment by Phil Gallagher, seconded and carried, the meeting of the Board of Directors was adjourned at 7:55 PM