

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

Directors & Officers Present: President Don Rager, Vice President Mike Hart, , Secretary Dan Edson, Harold Hees, Tom Ballard and Keith Hargrove

Directors & Officers Absent: Treasurer Bob Stott

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Pat and Lex Epting, Wayne Lake and Valerie and Tom Reed

I. OPEN SESSION

- A. A quorum for the meeting was established
The President called the meeting to order at 6:00 p.m.
- B. A Motion was made to approve the minutes for the Regular Meeting of October 14, 2015
Moved: Keith Hargrove
So seconded
All in favor, the motion carried.
- C. Treasurers Report:
1. The Year to Date Balance Sheet and Profit and Loss Statement were presented to all members present. The Report was accepted as presented.
In the future, the Board will receive the financials prior to the meeting for a more thorough review.
 2. Keith Hargrove requested that we have a Profit & Loss Actuals Statement with Budget comparison available at the meetings and a comparison of current year to past year. Kathryn will request from the Treasurer.
- D. Committee Reports
Architectural Control Committee Report:
1. 415 Porpoise Drive, Beavers: Fencing has been completed.
 2. 113 Redfish Court, Allbright: House complete, construction of the pool/spa has not begun.
 3. 101 Sailfish Court, Steve: Drive expansion is complete and fencing is proceeding.
 4. New Aransas Pass Pool Ordinance discussion is tabled until the February 2016 meeting.

Trailer Tracking:

1. No issues at this time.

Property Patrol:

1. Palm tree trimming. There was a discussion regarding requiring palms to be trimmed in accordance with our Covenants. The Board's goal is consistency with all Association properties. Harold Hees brought up the fact that palms should not be trimmed during December and January since the hanging fronds create a freeze barrier. During this time the Board will only request trimming when we receive complaints regarding fronds or petioles (boots) falling becoming a nuisance. Kathryn will write up a position statement for the Board to review regarding tree trimming. The office will then send it out to all property owners.
2. Tom Ballard asked if there was anything that we can do regarding landscaping debris placed on properties immediately following the City's pickup. The debris then sits for a month in front of the property with the potential of being scattered by the wind and being infested with rodents. If during an Association drive around a Board member sees a problem, the office will contact the property owner.
3. The City of Aransas Pass has signed a contract with a landscaping company to maintain our median. The Porpoise City owned strip was not included in the contract. Don Rager is going to request that be included along with shrub maintenance and general median cleanup.
4. Don Rager and Kathryn Foley have been invited to meet with the City Manager and Engineers on Dec. 17th to discuss the abandoned City owned culvert crossing Pompano that has been temporarily filled and the Bay Street drainage. Kathryn will ask the City Manager if we can include Mike Hart in those discussions since he is an expert on drainage.

Office Report:

1. 103 Sailfish Court is now being managed by Altisource and has been listed for sale with Lisa Barker of Caldwell Banker Myers Gallagher. The outstanding invoices have been submitted to Lisa at Altisource request.
2. 101 Tarpon Court continues to be bank owned and now managed by Assurant. Assurant has requested justification for all outstanding invoices. Kathryn is sending them our Covenants and Regulations regarding property maintenance and the Board's responsibility.
3. The Pompano Drive entrance light is still out. Don Rager will follow up.
4. The annual invoice for the 2016 mowing of Block 11 Lot 34 has been mailed. 2015 invoice copies will be mailed to the owners as soon as the last one is received in January 2016.
5. 109 Amberjack Drive has a new owner as of the first quarter of 2015. The title company handling the property did not request a resale certificate from PCCOA as required. Kathryn has spoken to Sierra Title, Hidalgo County and we will be paid the resale and administration fee.
6. The office has a new shelving unit and Kathryn has requested assistance moving the pump motor stored in the office.

E. Old Business

1. Jesse Deleon will be painting the Pelican Cove entrance wall and for an extra \$150 he will refurbish the Pelican Cove lettering (not the pelican logo). The paint will be high quality stucco paint and be completed prior to Christmas.

The Board continues to search for someone to paint or mosaic the Pelican logo. Kathryn and Don will research options with pricing for a new pelican logo.

The Board will discuss with our entrance maintenance person on getting more rock and redoing the edging around the sign.

Don is also looking at options to correct the Porpoise Drive sign to read Drive instead of Street.

2. Tom Ballard presented the general design and layout of a camera security system for Pelican Cove. We received three bids and two were competitive, VCS from Victoria and TKO out of Portland. After Tom met with both companies at their locations and spoke with local businesses that use them he recommended TKO Security out of Portland. We have received the electrical bid for poles and power, have spoken with CableOne and have received verbal approval from the City to place poles on their property. A Motion was made and amended to finalize the bid from TKO with the total project costs including poles, electrical, transmission and any other associated costs not to exceed \$35,000 which will be funded out of current PCCOA assets. This motion will allow for finalizing the final project specifications.
So moved: Keith Hargrove with amendment from Tom Ballard
So Seconded
All in favor, the motion was approved

Further discussion made clear that the cameras will be directed on the street entrances and exits including the canal gate entrance and not on any residence.

The Board will now proceed getting the PCCOA attorney approval and easements from the City and Pelican Nest. A meeting will be set up with Chief Blanchard to utilize his expertise.

3. The Board determined that as soon as we are notified that the 2015 FEMA maps regarding flood ratings for Aransas Pass, the office will send all the information out to the property owners.

F. New Business

1. As previously discussed, the City has contracted with a company to mow the Pompano median. Don will speak to the City Manager regarding expanding the scope of the contract to include Porpoise and shrubbery.

G. Open Mike for Members

Pat Epting requested assistance in having property owners leave their front property lights on at night or install motion detector lights. She was walking her dogs on Pompano around 7:30 PM and startled two men in the bushes in the median on Pompano. She could not see them until her dog made them move away from cover. She immediately reported the incident to the police department. But, this highlighted just how dark the area can be at night. Kathryn will send out a request to property owners asking them to leave the front lights on and Don Rager will speak to the City regarding additional street lighting.

Next scheduled Regular Board meeting is February 3, 2016.

There being no further business, upon motion duly made for adjournment by Keith Hargrove, so seconded and carried, the meeting of the Board of Directors was adjourned at 7:35 PM