

Approved Minutes Regular Session  
PCCOA Board of Directors Meeting  
Chamber of Commerce Bldg.  
Aransas Pass, Texas  
7 December 2016

Directors & Officers Present: President Keith Hargrove, Vice President Mike Hart, Treasurer Lyle Beavers, Tom Ballard, Matt Dabbs and Kathryn Foley

Directors & Officers Absent: Secretary Dan Edson,

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Pat and Lex Epting, Don Rager and PCCOA Assistant Treasurer Charnel Hart

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 5, 2016  
Moved: Lyle Beavers  
So seconded  
All in favor, the motion carried.

II. REPORTS

- A. Financial Report:
  - 1. The Balance Sheet and Profit and Loss Statement for 2016 with a comparison to 2015 were presented to all members present by the Treasurer and Assistant Treasurer.  
The report was accepted as presented.
  - 2. A revised Budget for 2017 was presented and explained by Assistant Treasurer Charnel Hart. She revised the proposed budget to reflect actuals through November 30, 2017. The Budget includes a \$25 annual dues increase and a one-time \$100 assessment. A vote on the budget will take place during New Business.
- B. Architectural Control
  - 1. 102 Tarpon, Sparks: On track to finish within the PCCOA guidelines.
  - 2. 111 Bay Court, Norton: Owner in process of submitting new plans.
  - 3. 101 Bay Court, Williams: Owner in process of submitting plans.
  - 4. 861 Pompano Drive: Will be submitting plans for an extension on their house.
- C. Trailer Tracking:  
  
No thirty day trailers at this time.

D. Property Patrol:

1. The Pelican Cove properties on the Bay Court berm have had the brush removed on the Ransom Channel side. The City, after numerous complaints, has not cleaned the section they are responsible for maintaining.
2. Complaints were made concerning the lack of maintenance at 411 Porpoise Drive. The Office will address the issue.

C. Office Report:

1. 101 Tarpon Ct. is becoming a blight due to lack of maintenance on the property. The property is in foreclosure and the Bank (Citi Mortgage) and the Managing Company (Assurant, Field Assets) refuse to cooperate. Resident Robert Sparks cleaned up the property this past week. The Board will put together a committee to do cosmetic maintenance on the property until such time it is sold.
2. It was reported that the Aransas Pass Transfer Station was refusing palm fronds from yard maintenance people. The office will call to determine if this is indeed the situation.

III. Old Business

A. Security Camera System:

1. The electrical meters are being installed on the poles and TKO, the security company, will proceed and finish up as soon as the installation is complete. Expected completion is prior to the end of the year. There was a discussion regarding payment of final costs since the assessment money will not be available until 2017.  
A Motion was made to authorize the transfer of funds from the Money Market Account to the PCCOA Cash Account to pay the final bills.

Moved: Mike Hart

So Seconded, the Motion passed.

B. City of Aransas Pass Project Updates

1. Pompano Drive drainage pipe/sinkhole
  - a. Mike Hart has been attempting to get a response from the City regarding how they are willing to proceed and how much they are willing to reimburse Pelican Cove. We are not proceeding with any work until we get a firm commitment from the City.
  - b. Keith Hargrove will send a letter to the City regarding the sinkhole and potential liability.
  - c. The office will call the PCCOA attorney to help assess further steps we can take.

IV. New Business

A. The Revised Proposed Budget for 2017

A motion was made to approve the Revised Proposed Budget

Moved: Mike Hart

Seconded: Lyle Beavers

The motion passed with five ayes and one nay.

- B. Pelican Cove Secretary replacement.  
A hiring decision will be made in Executive Session
- C. Board of Directors for the 2017-2019 term.  
Two BOD members are up for re-election, Keith Hargrove will not run again and Dan Edson has served his two – two year terms. Don Rager has agreed to run again, but we will still need one and possibly three additional candidates.

- V. Open Mike for Members  
Contributions had been made throughout the meeting.

- VI. Adjourned Open Session at and convened Executive Session at 7:05 PM

- VII. Returned to Open Session at 7:20 PM

- A. A Motion was made to offer the secretarial position for the Pelican Cove COA to Pelican Cove resident Kelly Beavers.  
Moved: Kathryn Foley  
So Seconded, the motion passed.

If accepted, Kelly and Kathryn Foley will begin working together after the first of the year. Kathryn will also be available to help when possible.

- VIII. Adjournment

- A. Next scheduled Regular Board meeting is February 1, 2017 and General Annual Meeting is February 4, 2017.

There being no further business, President Keith Hargrove adjourned the meeting of the Board of Directors at 7:22 PM.