

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Chamber of Commerce Bldg.
Aransas Pass, Texas
1 February 2017

Directors & Officers Present: Vice President Mike Hart, Treasurer Lyle Beavers, Tom Ballard, Dan Edson, and Kathryn Foley, Assistant Treasurer Charnel Hart, Assistant Secretary Kelly Beavers

Directors & Officers Absent: President Keith Hargrove, Matt Dabbs

Acting as meeting secretary: Kelly Beavers

PCCOA members present: Mary Steed, Katie Fugate, Don Rager, and Assistant Treasurer Charnel Hart

I. OPEN SESSION

- A. A quorum for the meeting was established
- B. Mike Hart called the meeting to order at 6:00 p.m.
- C. A Motion was made to approve the minutes for the Regular Meeting of Dec.7, 2016.
Moved: Lyle Beavers. Seconded, the motion carried.

II. REPORTS

A. Financial Report:

- i. 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. Also included was a Vendor Payment Summary for 2016. The report was accepted as presented.
- ii. The Treasurer agreed to bring to the Board at the next regular meeting (April) a recommendation regarding a (risk-free) investment of funds to earn more interest.
- iii. The realtor for 101 Tarpon mistakenly paid the outstanding dues from the date of foreclosure (December 6) when in fact the bank (Fannie Mae) should have paid. She wants her check refunded. It was resolved that we would refund her payment on receipt of duplicate payment from the bank.
- iv. There was a discussion on the inconvenient Cirro Energy account set up. We now have new accounts for the cameras rather than a consolidated account.

B. Architectural Control:

- i. Our inspector, John Davis, is retiring. He will finish projects in process and introduce to his replacement before he retires. Tom Ballard will organize the introduction.
- ii. Activity:
 - 638 Bay St – Dock plans approved
 - 101 Bay Ct – New Home Construction application submitted

- 111 Bay Ct – New Home Construction application approved
- 109 Bluefish – Pool/Cabana Construction approved
- 104 Tarpon – New Home Construction Final Inspection pending
- 101 Mackerel Ct – Dock construction plans under discussion
- 106 Sailfish Ct – Pergola with landscaping plans approved
- 108 Bay Ct – Boat lift approved

C. Trailer Tracking – No 30 day trailers at this time

D. Property Patrol

- i. There has not been effective Property Patrol in a few months. A schedule for Property Patrol will be presented at the next Board meeting. Meanwhile, a notice will go out to all owners reminding them of their responsibilities.

E. Office Report

- i. The Aransas Pass Transfer Station now requires a pass to get in, and property owners will be given 1 pass per month. It can be obtained from the Water Department in the City offices.
- ii. Kelly Beavers reported that property sales in the subdivision are up significantly from years past, with 7 resales already in 2017.

III. OLD BUSINESS

A. Security Camera System:

- i. The infrastructure installation has been completed and is being tweaked for optimal performance. TKO has experienced a number of issues with getting the system to perform consistently well. It appears that most of these issues have been resolved and it's expected the system will be approved as final in a few days.
- ii. There was discussion on signage for Pelican Cove security. The signs need to be clearer that the property is under surveillance. The TKO signs will not be put up on the canal entries, but rather whatever new signs we select. Tom Ballard and Don Rager will research new signs.

B. City of Aransas Pass Projects:

- i. Pompano Drive drainage pipe / sink hole
We have a firm commitment from the City to fill the sink hole. Bids are being made. Sylvia Carillo would like for some Board members to attend the City Council meeting on February 13 to help discuss the bids.

C. The Agenda for the Annual General Meeting was reviewed and accepted as-is.

IV. NEW BUSINESS

A. Dates for Regular meetings:

Some Board members would like to see the dates moved from 1st Wednesday evening to 1st Saturday morning, still every other month. Kelly will investigate Chamber availability. This item will be addressed by the new Board.

B. Secretary initiatives:

- i. Kelly Beavers discussed and received support to modernize the PCCOA website; she will investigate requirements and funding needed (if any).

C. Candidates for Board of Directors:

- i. We have 5 candidates (Tom Ballard, Mike Hart, Wayne Lake, Don Rager, and Mary Steed) and 4 openings. There will be a ballot at the Annual General Meeting.

V. OPEN MIC FOR MEMBERS

- A. It was suggested that the City vehicles may not have GPS and may have trouble finding our streets. A recent incident proved that the City emergency vehicles could not find Porpoise Drive. During the same incident, emergency boats could not find their way around the canals to specific addresses. After much discussion, the Board decided that more information is needed, and this item will be taken up at the next regular Board meeting (April).

VI. EXECUTIVE SESSION: none needed

VII. ADJOURNMENT

- A. General Annual Meeting is February 4, 2017, with a short meeting of the new board following.
- B. Next scheduled Regular Board meeting is April 5, 2017 unless the new board agrees to change (described under New Business).
- C. There being no further business, Vice-President Mike Hart adjourned the meeting of the Board of Directors at 7:01 PM.