

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

President: Irwin Walters

Directors & Officers Present: Sandi Keirn, Don Rager, Kathryn Foley, Jimmy Raper, Phil Gallagher and Dan Edson

Directors & Officers Absent: Harold Hees

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members: Pat Epting, Lex Epting, Polly Mirkovich and Nick Mirkovich

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 Meeting and Executive Session of 5 December 2013.

Moved: Sandi Keirn

So seconded

All in favor, the motion carried.

Treasurers Report:

1. Copies of the financial documents including 2013 Year End financials were given to all Board members. After a brief discussion and upon a motion duly made, the Report was accepted as presented by general consent.

Architectural Control Committee Report:

1. Leutwyler, 102 Tarpon Ct: Request approved for extending his patio slab and modifying the stairs to his dock.
2. Howell, 115 Redfish Ct: Request for a fence on the South side of the property was approved.

Trailer Tracking:

1. There are no issues at this time

Old Business

1. John Davis, the current building inspector for Ingleside has signed a letter of agreement with the PCCOA to be our new house construction inspector.

2. The 2013 annual dues delinquent property owner has filed for bankruptcy. This means we are in the queue for payment through the bankruptcy court.
3. a. Bulkheads: Per the PCCOA Covenants & Restrictions 3.15, the bulkhead contiguous to a lot is the responsibility of the property owner. Since we have some bulkheads that are beginning to deteriorate a general letter will be sent to property owner's reminding them of this responsibility and the potential consequences to the canals as a result of this deterioration.
- b. Docks: Per the PCCOA Covenants & Restrictions 3.15 the property owner's docks and boat slips are the responsibility of the property owner for maintenance and repair. It has come to the attention of the Board that there are some docks that are in disrepair and/or have debris on them that can potentially wash into the canals. A general letter will be sent to property owner's reminding them of their responsibility. Owners of specific docks that have received complaints will receive a letter stating that there have been complaints made and they have two weeks from the date of the letter to comply with the PCCOA Covenants.
- c. Nick & Polly Mirkovich, Block 08 Lot 9R spoke to the Board stating that as a result of their sagging bulkhead their dock is deteriorating and would like to remove the dock decking but leave the pilings & framework. The Board stated that the removal of the framework and decking would be required. The Mirkovich's requested time to do this while they seek resolution with the City of Aransas Pass on responsibility of the City regarding past City drainage which they believe caused the bulkhead to sag.
A Motion was made to table a vote on the above decking and framework removal until the BOD meeting 4 June 2014.
Moved: Jimmy Raper
So Seconded
All in favor, the motion carried
- d. The Secretary will send a letter to all property owner's regarding mowing and weeds which will include repair and maintenance of bulkhead's and docks.

New Business

1. Multiple complaints have been received regarding a front yard and driveway on Bay Street that appears unkempt and overgrown. Phone calls have been attempted to reach the homeowner's but the PCCOA does not have a valid phone number.
A Motion was made to send a letter to the property owner regarding the appearance of their lot and driveway and allowing them 30 days to bring their property into compliance with the PCCOA standards.
Moved: Sandi Keirn
So Seconded
All in favor, the motion carried

II. RECESS OPEN SESSION TO GO INTO EXECUTIVE SESSION 7:00 PM

III. RETURN TO OPEN SESSION 7:06 PM

1. During the Executive Session the Board discussed the status of an Architectural Control Request denial.

A Motion was made during the Executive Session to refer the matter to the PCCOA attorney.

Next scheduled Regular Board meeting is 2 April 2014

There being no further business, upon motion duly made, seconded and carried, the meeting of the Board of Directors was adjourned at 7:10 PM