

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

Directors & Officers Present: President Don Rager, Treasurer Bob Stott, Vice President Phil Gallagher, Secretary Dan Edson and Kathryn Foley

Directors & Officers Absent: Harold Hees and Jimmy Raper

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Tom Ballard, Pat Epting, Pete and Sharon Markey and Keith and Lynn Hargrove

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 3 December 2014

Moved: Bob Stott

So seconded

All in favor, the motion carried.

Treasurers Report:

1. Treasurer Bob Stott reviewed the 2013 PCCOA Financial Review. Bob explained that the CPA reviewing recommended that PCCOA think about segregating our account into an operating account and perhaps a reserve account. PCCOA currently has only an operating account. It was decided this would be on a future agenda for consideration. The Financial Review is available in the Pelican Cove office for our residents.
2. Copies of the financial documents for the year 2014 and 2015 year to date were presented to all members present. The Report was accepted as presented.

Architectural Control Committee Report:

1. 415 Porpoise Drive, Beavers: The roof decking is nearly ready for inspection.
2. 112 Sailfish Court, Anderson: An ACC Application for dock, slip and boat lift was approved.
3. 113 Redfish Court, Allbright: An ACC application has been received for new house construction. The plans are with John Davis, the PCCOA Inspector.
4. 106 Sailfish Court: An ACC application for new fencing was received and project is complete.

Trailer Tracking:

1. Communication was made with two property owners and one of the trailers has been moved. Two more properties are getting close to the thirty day annual limit.

Property Patrol:

1. Palm trash is an ongoing issue for Block 11 Lot 34 and it was determined that we would continue with a twice a month clean up and backyard mowing by Roumaldo Padilla.
2. An email to all property owners will be sent out regarding weeds in lawns especially rock yards and reminding property owners they are responsible for keeping the gutter adjacent to their property clean and free of weeds and debris.
3. A letter was sent to a property owner regarding the need for immediate repair of their failing bulkhead.
4. President Don Rager spoke to the Coast Guard regarding derelict boats and the potential for an oil/fuel spill in our canals. They requested we notify them immediately if any spill is noted. There has been a slick on the West and South canals and Don requested if seen in the future he be notified to attempt to determine the source.

Office Report:

Kathryn Foley asked for help moving three heavy file cabinets in the office, Keith Hargrove and Phil Gallagher volunteered. A small computer table is being built for the office by one of our residents.

Old Business

1. The Pelican Cove Survey results were handed out and discussed. The results were two to one saying no to the first question regarding improvements on our vacant lot enhancing our properties.
2. The Application for New Home Construction was presented.
The two changes are: 1. An Administration Fee of \$25 per application will be charged and 2. If the PCCOA Inspector goes to a property for an inspection and the house is not ready for such inspection, the property owner will be charged a \$75 fee which is the amount the inspector charges the PCCOA.
3. The Pelican Cove attorney has directed us to send an invoice for the 2015 dues and current attorney fees to the bank owner of a foreclosed property within Pelican Cove.
4. All outstanding invoice for mowing were paid at closing on the property on Bay Street that previously had been foreclosed
5. The fee for a Resale Certificate which the Pelican Cove office generates when a house is ready to close has been increased to \$125. The Certificate is requested by the closing Title Company to insure there are no outstanding debts on the property and it is in compliance with all PCCOA Covenants. It also provides Pelican Cove with the new owners name and contact information.

New Business

There was no new business.

Open Mike for Members

1. The rental property on Mackerel continues to be a concern for several homeowners. It appears that there have been and are booked for 2015 short term rentals. The property manager's website states that the house can be rented for seven days in violation of our rules. When contacted, the property manager assured the office that there was an error made by a new assistant. The office has been instructed to contact the PCCOA attorney to determine what action can be taken, how we can monitor and if we can limit any rental to three months or more.
2. The fence on Porpoise Drive continues to deteriorate, the signs are leaning against the fence and the new road has drainage issues. Residents are encouraged to contact the City directly concerning the above and the office will continue to do so.
3. There was a brief discussion on Pelican Cove security. The consensus is that nosy neighbors are the best deterrent to crime.

Next scheduled Regular Board meeting is 1 April 2015

There being no further business, upon motion duly made for adjournment by Dan Edson, seconded and carried, the meeting of the Board of Directors was adjourned at 7:05 PM