

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

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

Directors & Officers Absent: Harold Hees

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: Pat Epting

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 December 9, 2015
Moved: Tom Ballard
So seconded: Bob Stott
All in favor, the motion carried.

II. REPORTS

A. Financial Report:

- 1. The Balance Sheet and Profit and Loss Statement for 2015 with a comparison to 2014 and 2015 budget were presented to all members present by the Treasurer, Bob Stott.
- 2. The January 2016 Profit & Loss Actuals Statement versus 2016 Budget and the January 2016 Balance Sheet versus 2016 Budget were presented with explanation by the Treasurer.
- 3. Sixty-one per cent of the annual dues payments have been received.

B. Architectural Control

- 1. 113 Redfish Court, Allbright: The ACC approval for a pool expiration date is March 21st. Construction of the pool/spa has not begun.
- 2. 101 Sailfish Court, Steve: Fencing and landscaping is proceeding.
- 3. 849 Pompano Drive, Prader/Moore: ACC approval for an outdoor kitchen
- 4. New Aransas Pass Pool Ordinance discussion is tabled until the April 2016 meeting.

Trailer Tracking:

- 1. No issues at this time.

Property Patrol:

1. Palm tree trimming. See Old Business
2. Don Rager, Mike Hart and Kathryn Foley met 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. The City engineers are gathering additional information on the Pompano culvert. The City's preliminary ideas on repairs on the Bay Street drainage have been abandoned after speaking with Bay Street residents. During the first January 2016 Council Meeting, \$90,000 was allocated for a design study which is currently underway.

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. Altisource said last week that a check for the outstanding invoices (\$256 for COA dues and \$925 for maintenance) has been mailed.
2. 101 Tarpon Court: 2015 and 2016 dues invoices have been sent to the HOA division of Assurant. The outstanding maintenance invoices have been sent to the Code Compliance division.
3. The Pompano Drive entrance light is the responsibility of AEP but they told Don Rager that repair is not in their budget. Since the City pays for that light on a monthly basis, Don suggested to the City they stop paying for a light that is not working.
4. A request was made that the office contact the owners of 103 Amberjack Drive to ensure they know that their house painting was never completed.
5. Kathryn Foley will be on holiday from February 19th through the 24th, the office will be closed the 23rd and 24th.

III. Old Business

- A. Don is looking at options to correct the Porpoise Drive sign to read Drive instead of Street.
 1. Action is tabled until the April Board meeting.
- B. The TKO design and layout for a camera security system for Pelican Cove has been completed.
 1. Mike Hart continues to attempt to get written permission from Aransas Pass City for easements. He is getting conflicting information regarding if, because of prior agreements with the Pelican Cove developer, we even need one. Mike will continue to try to get a statement in writing from the City.
 2. The bid for the entire system is now at \$30,453 and as soon as we get an answer from the City regarding easements, a meeting will be called to go over the final numbers.
- C. After discussion 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.
 1. Since we have asked the City Manager for clarification on the city's position, we are going to wait until they are answered to distribute all the information we have.
- D. A 'position' statement was presented to the Board regarding trimming palm trees within Pelican Cove to be in align with our Covenants and Restrictions.
 1. After discussion, the Board determined that the statement should include all trees, not just palms. The statement will be rewritten and presented to the Board.

IV. New Business

- A. Mike Hart has spoken with several property owners who have requested he bring up use of the Pelican Cove lot for boat trailer storage. We discussed the 2015 Survey which addressed this issue. Out of 102 responses 19 listed it as a top three priority. Mike asked if there was any problem with getting a petition together to present to the Annual meeting in June. The Board saw no problem with it as long as signees know that there would be costs involved and perhaps an assessment for fencing.
- B. The Pelican Cove Annual Meeting will be held June 4th, 2015 at the Aransas Pass Yacht Club at 420 Ransom Road.

V. Open Mike for Members

Pat Epting noted that property owners appear to be leaving their front lights on making the streets feel much safer.

Next scheduled Regular Board meeting is April 6, 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 7:20 PM