

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

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

Directors & Officers Absent: Secretary Dan Edson and Harold Hees

Acting as meeting secretary, Assistant Secretary: Kathryn Foley

PCCOA members present: None present

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 Meetings of June 3 and June 6, 2015

Moved: Bob Stott

So seconded

All in favor, the motion carried.

Treasurers Report:

1. Treasurer Bob Stott presented to all members present copies of the financial documents for the year to date of 2015. The Report was accepted as presented.
2. 2015 Annual Dues: As of this date there is one dues unpaid.
3. Bob and PCCOA Assistant Treasurer, Charnel Hart, are going to meet with a local CPA to determine if a local person would meet our needs better than one in Corpus Christi.
4. The budgeting process will begin in September for 2016.

Architectural Control Committee Report:

1. 415 Porpoise Drive, Beavers: Proceeding on schedule, passing all PCCOA inspections to date. Completion date is September 11, 2015
2. 113 Redfish Court, Allbright: New house proceeding on schedule, passing all PCCOA inspections to date. Completion date is December 16, 2015
3. 104 Dolphin Court, Hart: An ACC application for new dock and pilings was approved..
4. 103 Tarpon Court, Hansen: An ACC application for stairs, railings and landing was approved.

Trailer Tracking:

1. Several trailers are at 30 days but no trailers parked over thirty days at this time.

Property Patrol:

1. The dock at Block 11, Lot 21 will receive a letter informing them they have thirty days to have a signed contract to have their dock repaired.
2. The dock at Block 8, Lot 38 has a contract for repair and replacement of their dock.

Office Report:

1. The Board has received the proposed new FEMA maps from the City.

Old Business

1. The inquiry about building a four-plex on the PCCOA vacant lot is 'off the table'.
2. Pelican Cove Entrance sign: Don Rager, Mike Hart and Jonathan Hart power washed the entry sign. Don is getting pricing on replacing the painted Pelican logo with a mosaic tile. Jesse Deleon gave a bid of \$800 for painting and \$1500 for new stucco on the sign wall. Don will get an additional bid.
Maintenance is also needed for the entry requiring more rock and new edging.

New Business

1. Property Tax Resolution: The Tax Appraisal on the vacant lot owned by PCCOA was \$126,214 for 2015. This was a 1000% increase over 2014. President Don Rager met with a San Patricio County Appraiser in Sinton. He took with him the document that Harold Hees provided stating that any HOA property that was owned by all members and for the use of all could only be taxed at a minimum rate. He also took the original plans for the lot in question and plats of all the easements running through the property. The Taxable amount was put back to the original amount for the 2014 calendar year of \$12,621.

Next scheduled Regular Board meeting is 7 October 2015.

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 7:05 PM