

Approved Minutes Regular Session  
PCCOA Board of Directors Meeting  
PCCOA Office in Dolphin Alley  
Aransas Pass, Texas  
3 June 2017

Directors & Officers Present: President Don Rager, Vice President Mike Hart, Secretary Mary Steed, Matt Dabbs, Kathryn Foley, Assistant Treasurer Charnel Hart

Directors & Officers Absent: Treasurer Lyle Beavers, Assistant Secretary Kelly Beavers, Tom Ballard

Acting as meeting secretary: Mary Steed

PCCOA members present: None

I. OPEN SESSION

- A. A quorum for the meeting was established
- B. Don Rager called the meeting to order at 9 a.m.
- C. A Motion was made to approve the minutes for the Regular Meetings of April 1, 2017. Moved: Mike Hart. Seconded, the motion carried.

II. REPORTS

A. Financial Report:

- i. The Balance Sheet as of May 31, 2017, and the Profit and Loss Statement for YTD 2017 were presented to all members present by the Assistant Treasurer. Also included was a Transaction Listing by Vendor for YTD 2017. The report was accepted as presented.
- ii. All dues have been collected; all expenses tracking. Also see Investment Proposal Status under OLD BUSINESS, Section III C.

B. Architectural Control:

- i. Activity:
  - 638 Bay St – New home application & plans approved
  - 111 Bay Ct – New home construction underway
  - 109 Bluefish – Pool/Cabana Construction underway
  - 101 Mackerel Ct – Dock and New Home Construction underway
  - 113 Amberjack – Dock application approved
  - 1074 Bay St – New Home application & plans approved
  - 861 Pompano – Home remodel application & plans approved
  - 505 Porpoise – Dock rebuild approved
  - 501 Porpoise – Fishing station construction complete

### C. Property Patrol

- i. Summary report: 25 offenses noted in April and May, some repeats. With emails sent, most have been corrected.
- ii. The Property Patrol for June & July are Tom and Matt.
- iii. 105 Sailfish – Lyle took pictures of the property 2 weeks ago. Have 2 bids to clean the debris: Roumaldo for \$400 and Craig Pierce for \$677. Motion to proceed with Roumaldo for clean up; Lyle to follow up with the work.
- iv. Discussion around property at 1162 Bay Street. Continues to have yard debris and weeds. Need to be diligent with all properties. Kathryn suggested contacting the master gardener to determine to what degree the property is xeriscaped and what are weeds.

### D. Office Report

- i. 100% of 2017 Annual Deeds have been received.
- ii. Kelly reported that 16 properties have closed in 2017. 101 Tarpon (foreclosure) has now closed with the new owners planning to live there full time.
- iii. Property Manager of the office has agreed to replace the carpet but will be hard flooring.

## III. OLD BUSINESS

### A. Security Camera System:

Mike brought marked up drawings for Kelly to discuss with attorney. Only two questions need to be answered to get the easement form drafted.

### B. City of Aransas Pass Projects:

The City Council accepted a bid for divers to seal the pipe at the wall. Once filled, the city crews will rip the pipe across Pompano and fill it. The Pompano resurface is in the city budget. Don Rager will take pictures of the walls before the contractors arrive. Don will also check on dates and progress. Once the work is complete, the board wants the city to vacate the easement on our lot.

### C. Investment Proposal:

Actions from the April Board meeting to increase interest income have been implemented, with the modification that \$75,000 is in 3 CDs with 3-month, 6-month, and 12-month duration, and \$95,000 is in Money Market. The CDs automatically roll until the Board decides to modify. The Board approved this update.

### D. Fence Policy:

Don Rager read the resolution. Mike made a motion to approve; Matt seconded. The resolution was signed.

IV. NEW BUSINESS

A. Latest Audit Findings Regarding Status of Reserves:

Charnel presented the auditors conclusion of our reserve funds. After reviewing the numbers, it appears that the estimates were developed in 2010 and it was suggested that they be updated. Don will get estimates on panels from Phil. Moved pump estimate from \$10K/pump to \$14K/pump. These increased costs will be included in the next audit report. The Board also request that Kelly look into catastrophic insurance.

B. Attorney Discussion:

We will see how the attorney handles the easement issue and reassess at the August 5<sup>th</sup> meeting.

C. Property Tax Discussion:

Property tax statements was not received as of board meeting.

D. Security Camera Procedures:

Following a discussion on possible ‘events’ to put in procedures document, board requests Kelly to do some research to locate policy and procedures for other associations that have cameras. Will have further discussion at next board meeting.

The cameras on Porpoise and Pompano that look towards 361 pick-up ALL 361 traffic. Therefore they are in constant motion/use. There was an approved motion to contact TKO and have them mask out the 361 traffic. Additionally, Don will talk to the Police Chief about the possibility of setting some ‘traps’ to catch potential issues.

E. Don led a discussion around our common property. He had a developer look at it with the possibility of making a cul-de-sac and building an office for the association.

F. Matt asked about all the floating debris. His daughters continually pull it from the canals and he can haul it off with his truck. But what about others that have no place to put it, therefore they don’t bother pulling it from the canal. A substantial amount of it is old dock boards, from when the tide floats up and releases the boards. The board requests Kelly to send an email to all homeowners saying that for the safety of all, we’re going to be looking at docks; they should check for loose board around their docks. Don will then take pictures of offending docks and work with Kelly to get to the proper homeowners.

V. OPEN MIC FOR MEMBERS: none

VI. EXECUTIVE SESSION: none needed

VII. ADJOURNMENT

A. Next scheduled Regular Board meeting is August 5, 2017 at 9am in the Chamber.

B. There being no further business, Don adjourned the meeting at 10:42 a.m.