

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
14 October 2017

Directors & Officers Present: President Don Rager, Vice President Mike Hart, Treasurer Lyle Beavers, Tom Ballard, Matt Dabbs, Kathryn Foley, Assistant Treasurer Charnel Hart, Assistant Secretary Kelly Beavers

Directors & Officers Absent: Secretary Mary Steed

Acting as meeting secretary: Kelly Beavers

PCCOA members present: Terry & Debbie Norton (111 Bay Court)

- I. OPEN SESSION
 - a. A quorum for the meeting was established
 - b. Don Rager called the meeting to order at 9:00 a.m.
 - c. Lyle moved to approve the minutes of the Regular Meeting held on August 12, 2017 and of the Special Meeting held on September 13, 2017. So seconded, the motion carried.

- II. REPORTS
 - a. Financial Report:
 - i. The Balance Sheet as of Sept 30, 2017 and the Profit and Loss Statement for YTD 2017 were presented to all members present by the Treasurer. Also included was a Transaction Listing by Vendor for YTD 2017. The report was accepted as presented.
 - ii. Expenses are tracking well under budget, but we expect some unusually high bills in 4Q17 for the circulation motor, the cameras, and the office restoration. Charnel will add a "Harvey" category to the P&L so we can effectively capture those expenses separately.

 - b. Architectural Control:
 - i. Activity – the primary construction activities being tracked are:
 - 1. 111 Bay Ct- New Home Construction underway
 - 2. 101 Mackerel Ct – Dock, New Home Construction underway
 - 3. 638 Bay St – Dock; New Home Construction underway
 - 4. 1074 Bay St – New Home Construction underway

- ii. The ACC is very concerned about storm water drainage and silting from new home construction as erosion control barriers were impacted by the hurricane. Notes were sent to the owners last week.
- iii. The owners of 111 Bay Ct (the Nortons) were in attendance to present their modified home plans to the Board (see Open Mic).

c. Property Patrol

- i. The C&R's were suspended in early September to allow property owners time and space to remediate hurricane damage. Lyle did perform a property review last week and noted several cases of high grass and weeds. (See C&R Restoration in New Business.)
- ii. The Property Patrol for October and November will be Don and Kathryn.

d. Office Report

- i. Two resales in September (862 Bay St and 114 Mackerel)
- ii. Four Releases of Lien were given to Don to be signed and notarized, then Kelly will file with San Patricio County
- iii. Office Restoration progress: the lease was signed with Mike Black for use of an office inside the Harbor City Realty trailer. New file cabinets, a printer stand, and various supplies were purchased to replace those destroyed by Harvey. The computer and printer are miraculously working so will not be replaced for the time being. The office is 90% set up; we are still lacking internet and phone service, some supplies, a shelving unit for owner house plans, and placement of surveillance system devices pending Board discussion to follow.

III. OLD BUSINESS

a. Surveillance System

- i. TKO assessed the damage to the surveillance system and cost to repair. Tom presented the full estimate and moved to approve additional spending not to exceed \$6,500. So seconded, the motion carried with two dissenting votes (Lyle and Matt).
- ii. Status of Easement in Pelican Nest – Mike has left the Easement with the City Attorney to be signed, as a courtesy only. If after one week, the City Attorney has not signed, Mike will retrieve and have Harold Hees sign for Pelican Nest. Then we will file with San Patricio County.

- b. Status of Pompano Drive – The city has started work but the Board is unhappy with both the progress and the methods used. Don complained to our Council representative Jan Moore about both. Mike is in on-going discussions with the

Assistant City Manager.

- c. Circulation Motor – Don reported that we have a revised bid from Xylem and no bid from Odessa. Tom questioned why we need to have a spare pump; it was determined that leaving the canals stagnant for 14+ days in the event of a failure would be unacceptable, and the cost of steel is only increasing. Tom moved that we accept the Xylem bid to purchase and store (for us) a new pump. The cost will be under \$9,000 but Don is seeking clarification of exact amount. So seconded, the motion carried.
- d. Catastrophic Insurance – Kelly secured the D&O policy. We are still seeking bids for Liability on our common property, office, and canals, Casualty on our surveillance system, and Renters on our office equipment. The Board directed Kelly to drop Liability on the canals, as they are public waterways. Charnel offered to follow up on the insurance bids.
- e. Dock Review – The Board noted that many docks have been damaged or destroyed by the hurricane, and decided to give homeowners until February 1 to repair.
- f. Postponed business from August meeting given hurricane crisis:
 - i. Discussion of usage options for Common Lot
 - ii. Resolution clarifying position on Short Term Rentals
 - iii. Search for a new attorney

IV. NEW BUSINESS

- a. Hurricane Clean-up – There has been good progress by the City. Don has placed a call to AEP on getting the streetlights back up, and is talking with the City about the street signs. Three major areas of concern were noted: Bay Street and Bay Court have seen little debris hauling yet, Porpoise Drive vegetation and fence debris pickup is in progress but much remaining, and the Porpoise Drive fence is not planned to be replaced. Many of the streets still have small debris left after the large debris was hauled away. Kelly will remind the owners that the streets in front of their property is their responsibility to clean up. This will be reassessed at the December meeting for further action. With all the work the City is facing, it was decided that Pelican Cove will not raise a strong voice at Council meetings just yet.
- b. C&R Restoration – Board decided that the C&Rs can be reinstated effective November 1, which is also the last day the City will be hauling debris. Given that many homes are still being repaired, it was decided that exceptions will be

granted on a case by case basis to homeowners needing trailers, mobile homes, etc. for their property repair. They just have to let the office know of their needs and timeline.

Given the number of repairs needed due to the storm, Don raised the issue of “patching” versus “replacement” of roofs, fences, and exterior walls, and referenced the C&R on aesthetics. The Board determined that it will not amend the C&R’s to require replacement versus patching. It is assumed that property owners who patch will do so in an aesthetically appropriate manner.

- c. 2018 Annual Dues and Fees – Kathryn noted that a 2018 Budget must be presented at the next meeting and Charnel will prepare with Lyle. Matt expressed on-going frustration with the 2015 audit findings regarding low reserve funding (he believes this finding is indefensible).
 - i. Kathryn moved that Resale Fees be raised \$50 to \$175; so seconded and approved
 - ii. Lyle moved that Dues not be increased in 2018; so seconded and approved
 - iii. Mike moved that the 2nd Assessment for the Surveillance System not be levied in 2018; so seconded and approved
 - d. The date of the 2018 Annual General Meeting was set at February 17, 2018. Board members up for re-election are Lyle, Matt, and Kathryn. Matt indicated that he will not run again, and endorses Wayne Lake as a potential replacement nominee.
- V. OPEN MIC
- a. The Nortons presented their revised home construction plan to the Board. It was unanimously approved.
- VI. EXECUTIVE SESSION: none needed
- VII. ADJOURNMENT
- a. Next scheduled Regular Board meeting is rescheduled to December 9, 2017 at 9am, in the Aransas Pass Yacht Club, due to venue unavailability on December 2.
 - b. There being no further business, the meeting was adjourned at 10:50am.