

Approved Minutes - Special Session  
PCCOA Board of Directors Meeting  
Aransas Pass Yacht Club  
13 September 2017

Directors & Officers Present: President Don Rager, Vice President Mike Hart, Treasurer Lyle Beavers, Matt Dabbs, Tom Ballard, 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: Polly Mirkovich (203 Porpoise & 650 Bay), Dan Edson (1050 Bay), Rick & Carolyn Stockton (738 Bay)

I. OPEN SESSION

- a. A quorum for the meeting was established
- b. Don Rager called the meeting to order at 4:31 pm
- c. Being a Special Session, the minutes from the last Regular Meeting were not included

II. DISCUSSION ITEMS

The Board met in Special Session to discuss certain items regarding the aftermath of Hurricane Harvey on August 25-26, 2017.

- a. Office:
  - i. The PCCOA office was destroyed during the hurricane as a result of the roof collapse. Several Board members moved the salvageable office contents into a loaned trailer, currently parked and secured next to 106 Angelfish. Most of the file cabinet contents containing owner/property information and financial data were preserved. The office furniture and the original plat records were destroyed. The electronics including computer, printer, and router were soaked and presumed ruined. It is unclear whether the surveillance devices including DVR and monitor will work when/if system is restored.
  - ii. New office location – Lyle Beavers reached out to Marvin Dorris regarding the possibility of sharing Harbor City Realty’s new office trailer, to be once again located at the entrance to Pelican Cove. As Marvin was very receptive to this idea, Don Rager contacted Mike Black, owner of Harbor City Realty. After

investigation, Mike Black indicated he is purchasing a new office trailer containing 2 separate lockable offices and a common area with a restroom, expected to arrive in 1-2 weeks. He is offering one of the offices and use of the common area to PCCOA for \$250/month (versus the \$350/month we paid in Dolphin Alley). The Board expressed concern about the risks associated with trailer space and hurricanes, but it was pointed out that (a) there is no rental office space available in the immediate area and (b) our office building ultimately was not safe in Hurricane Harvey (although much of our hardcopy data was preserved). The Board determined that a longer term plan for the office will be required in future.

Tom Ballard made a motion to proceed on reviewing the trailer space when it arrives, and evaluating the terms/conditions of any agreement. So seconded, the motion carried.

iii. Office Equipment

1. Phone – There was a discussion about the merits of moving from a landline to a cellphone. Mike Hart motioned that we keep the current landline with CableOne (although we will need to buy a new office phone). So seconded, the motion carried.
2. Computer Equipment – Charnel reported that after letting the computer and monitor dry for 2 weeks, she turned them on, and they worked! She was able to recover all critical information onto a portable hard drive. Because the computer was soaked, it is unclear how long it will work.
3. Furniture – The desk, chair, side printer stand, and some shelving, and were destroyed. The round meeting table and chairs were preserved. It was decided that once we review the trailer space, we will need to buy office furniture and a new computer and printer.

**Action:** Charnel and Kelly will prepare a specific proposal for furniture and equipment for the Board's consideration at the next meeting.

b. Surveillance System:

- i. It is assumed (but not confirmed) that all of the equipment in the office is inoperable, including the DVR, UHDTV, router, 2 UPSs and the receiving antenna. The relay pole on Amberjack is a complete loss. Don Rager stripped the radio equipment from the pole and turned off the power to the box. We will be trying to determine how the pole failed since it was rated for 120mph at 25' height. The other poles and equipment appear to be intact, but their condition is unknown at this time.

**Action:** Tom Ballard will request TKO onsite to survey system damage, and evaluate the condition of the cameras, UPS, data switch and radios, including the cost to repair. This information will be the basis for the Board's discussion on how to proceed.

c. Canal System:

The canals did not flood into our homes! The City should be commended for their efforts with the Sea Gates, before and after the storm. There will be a post-mortem with the City of discuss details of the Sea Gate Closure process. We still need a pump motor to replace the failed motor (last month). We are awaiting a re-bid from Odessa to compare to Xylem's bid.

d. Other:

- i. \$3500 was spent with Diamond K to clean out the canals.
- ii. PCCOA applications will be required to rebuild outside of existing home/fence footprints (notice sent to homeowners)
- iii. Whole-house generators will require a PCCOA application and review.  
**Action:** Don will research and make a proposal for guidelines at the next Board meeting.

III. OPEN MIC – No comments from members present

IV. EXECUTIVE SESSION: none needed

V. ADJOURNMENT

- a. Next scheduled Regular Board meeting is October 7, 2017 at 9am in the Chamber.
- b. There being no further business, Don adjourned the meeting at 5:33 p.m.

*Note: Subsequent to this Special Board Meeting, the date of the next Regular Board Meeting was rescheduled to October 14, 2017, to accommodate TKO assessment of Surveillance System.*