

APPROVED MINUTES OF THE  
PELICAN COVE CANAL OWNER'S ASSOCIATION ANNUAL GENERAL MEETING  
JUNE 06, 2015  
9:00 AM, COMPTON HALL, ARANSAS PASS, TEXAS

I. OPEN SESSION

- A. The Board of Directors President, Don Rager, called the meeting to order at 9:00 AM.
- B. A quorum for the meeting was established.  
Fifty three residents including proxies and PCCOA Board members, President Don Rager, Treasurer Bob Stott, Vice President Phil Gallagher, Harold Hees, Kathryn Foley and Secretary Dan Edson.
- C. The President introduced the Officers and Board of Directors, Architectural Control Chairperson, John Foley, Assistant Treasurer Charnel Hart, and Assistant Secretary Kathryn Foley. He also thanked Nancy Edson and Ida Rager for assisting at the meeting.

II. Introduction of Sylvia Carrillo, Aransas Pass City Manager

- A. Ms. Carrillo presented a brief "State of Aransas Pass"

Several City employees have been moved around to positions that will better serve the needs of Aransas Pass. Three employees are charged with plans for the City's infrastructure and insuring that during an emergency situation the City will be adequately supported. Two areas of import are the drainage system within the City and the pump stations to handle flooding.

The new Conn Brown Harbor area, Harbor Town, developer is paying for most of the necessary infrastructure to support the development, eliminating a burden on the City. There are currently several lawsuits ongoing regarding the Harbor Point Park (boat ramps and parking lot) where the improvements that were done over the last two years have already failed.

The street infrastructure is being addressed by repairing the direst situations first, currently that is the 13th and Matlock area streets.

Since employees have been moved to other critical areas within the City, City mowing is at a minimum with no edging and trimming done. Additional names of mowers and mowing companies are sought to pick up the slack.

Regarding FEMA and the sea walls, the City believes that by working together we will find a solution to the potential rezoning of the Flood Maps.  
The City received the preliminary FEMA flood mapping report the day before and, following the City's review, will pass it onto the Task Committee members for review. In the past, there were no set standards for RV parks within the City limits. New standards are hoped to be put in place soon to insure what is approved by the Council will enhance the City.

Concerning the dollars that are needed to begin implementing the needed improvements the City budgets are now using available dollars for their intended use which is a new mindset for the City.

Water needs will always be a concern and particularly now with more industry moving into the area requiring the resource. Corpus Christi is looking at the old carbon plant on Hwy 35 as an area for expansion of its industry. Making sure Aransas Pass has its water needs secured is a top priority.

Questions for Ms. Carrillo:

? What can the City do to clean up dirt and sand which floods into buildings on the East Side of Commercial St. (between Goodnight and Wheeler). Response: the City is looking at renting Ingleside's street sweeper and that area is part of the needed drainage improvements.

? The refuse pickup within the City is way over due, what is happening? Response: the current contract is with a company out of Corpus Christi that allows them to take care of Corpus' needs first. The City is attempting to rewrite the contract so we are more of a priority. Also, they are looking at having a third party come in to handle some of the pick-ups.

Everyone present thanked Ms. Carrillo for her time and candor with us and willingness to be a part of the community.

### III. The President brought the meeting back to the General Session

- A. The Minutes from the 2014 Annual General meeting were presented for approval.  
Motion made for approval: John Foley  
Seconded: Charnel Hart  
The 2014 Minutes were approved by acclamation
  
- B. Treasurer Bob Stott presented to all members present copies of the financial documents. Bob explained the Profit and Loss and the Balance Sheet for the year to date of 2015. All PCCOA income is derived primarily from Annual Dues with additional revenue from fees such as Architectural Control applications and Resale Certificates. Some of our expenses are higher in 2015 as a result of office space rent, but other expenses have been lowered to offset much of the increases. Dollars are budgeted each year for pump repair and maintenance.

The Report was accepted as presented.

- C. Outstanding Business from the 2014 Annual Meeting
  - 1. Canal Depth: President Don Rager took depth readings at several places in all the canals. All depths were at seven feet to seven and a half feet in the middle. Since the canals were designed to have decreased depth along the bulkheads as a stabilizer the depth reduces to around 5 feet along the sides. At the areas where there are plumes for drainage the depth is decreased as a result of sand and silt from the streets. All the depths will be monitored annually.

D. Presentation of December 2014 PCCOA Owner Survey Results

1. Tabulated results with comments were provided to all members present.
2. There was a conversation regarding the over 1000 % increase on the property taxes on the PCCOA lot. The Board represented by President Don Rager will be protesting the increase.

E. Open Forum for Property Owner's Questions

1. Don Rager discussed bulkheads being eroded from behind which will eventually cause the bulkheads to fail. The Board will be contacted certain owners whose bulkheads are in need of repair.
2. Gary Hansen had a question on the yellow residue in the canals. This is a result of the tree pollen being so heavy after the spring rains.
3. Ivan Cottle suggested that perhaps the PCCOA lot can be used for the dredging spoil if and when the canals require dredging.
4. The ongoing expense for the circulation pumps was discussed. This is a budgeted expense and this year to date one pump has been repaired. A spare motor is kept in the office for emergencies. The pumps are doing what they were designed for maintaining healthy water in our canals.
5. Gary Hansen thanked the Board for the upkeep of the landscaping cleanup at 101 Tarpon.
6. President Don Rager explained the sea gate operation and maintenance. A dry run of the gate installation was performed by the City contractor. The City has also contracted with a company to be the back-up in the event the first contractor is not available in the critical timeframe. A commitment was made that the crane used to raise to lower the gates remain in place for subsequent emergency use. After a surge has passed it is critical to raise the gates to allow water flooding from the North and West to be equalized with the channel and Bay.

F. Election of Four Board Members

1. Introduction of property owners who have requested consideration for open PCCOA Board positions.  
Dan Edson, current Board member, 1050 Bay Street  
Tom Ballard, 103 Mackerel Court  
Keith Hargrove, 513 Porpoise Drive  
Mike Hart, 104 Dolphin Court
2. There were no nominations from the floor.
3. As a result of no contest for the available Board positions, the President called for a show of hands.
4. Dan Edson, Tom Ballard, Keith Hargrove and Mike Hart were elected by Acclamation.

IV. Adjournment

There being no further business, Kathryn Foley motioned to adjourn the Pelican Cove Canal Owner's Association 2015 Annual General meeting at 10:20 AM  
So seconded, the meeting was adjourned.