

Prior to opening the Annual Meeting, PCCOA President Don Rager introduced Eric Blanchard, the Aransas Pass Chief of Police. Sylvia Carrillo, City Manager was unable to attend as a result of a recent surgery.

Chief Blanchard spoke to the PCCOA members on the Emergency Preparedness Plans for Aransas Pass. Explaining the evacuation plans for the City in the event of a hurricane and what to expect if there is a mandatory evacuation. He noted that if there is a mandatory evacuation and a person decides to stay they cannot expect any City services including emergency services. On the City's website there is a hurricane checklist and frequently asked questions. (aransaspasstx.gov) There was a discussion around the Pelican Cove Sea Gates and the closing prior to a storm surge and opening immediately after the surge to allow flood water to flow out. This opened the discussion up regarding City drainage and the inadequacy of the current pumps.

Chief Blanchard then spoke to the members on Police Department activity and the extreme success of the Bait Program (placing a GPS device in an often stolen item and placing the item in a conspicuous place.) He told several stories of catching thieves. Security systems at private residences was discussed, with the Chief explaining the value of residential security cameras and letting the police department have access to them when there is an incident. And how often it assists in the capture of criminals.

Before closing, the Chief informed everyone that he wanted to be accessible and if there were any concerns or questions to call him directly. He also directed the members to the police website, <https://ap-police.com>
The Chief was warmly thanked for spending the time with Pelican Cove.

**APPROVED MINUTES OF THE
PELICAN COVE CANAL OWNER'S ASSOCIATION ANNUAL GENERAL MEETING
JUNE 04, 2016
ARANSAS PASS YACHT CLUB, ARANSAS PASS, TEXAS**

- I. OPEN SESSION
 - A. The Board of Directors President, Don Rager, called the meeting to order at 9:45 AM.
 - B. A quorum for the meeting was established.
Sixty eight residents including proxies and PCCOA Board members were present,
 - C. The President introduced the Officers and Board of Directors: Vice President, Mike Hart, Treasurer Bob Stott and Secretary Dan Edson, Architectural Control Chairperson, Tom Ballard, Keith Hargrove Assistant Treasurer Charnel Hart, and Assistant Secretary Kathryn Foley. He also thanked Wendy Battle for assisting at the meeting and Lynda Noonan for baking muffins for everyone's enjoyment.
- II. The Minutes from the 2015 Annual General meeting were presented for approval.
Motion made for approval of the 2015 Annual Meeting Minutes: Paul Froeschner
The Motion Was So Seconded.
The 2015 Minutes were approved by acclamation

III. Treasurer Bob Stott presented the PCCOA financial documents.

- A. Bob explained the Profit and Loss and the Balance Sheet for the year to date of 2016 and the comparison Profit and Loss and Balance Sheets for 2014 and 2015. All PCCOA income is derived primarily from Annual Dues with additional revenue from fees such as Architectural Control applications and Resale Certificates. We are in a strong financial position having been able to keep our expenses lower this year than in the past primarily when it comes to legal fees. Even though dollars are budgeted each year for pump repair and maintenance we have not had to replace any of the pumps so far this year. The Report was accepted as presented.

There followed a discussion on the circulation pumps maintenance as reflected in the Profit and Loss comparison between 2015 and 2016 year to date. President Don Rager stated that we use Xylem Water Solutions out of Corpus Christi for servicing and regular maintenance. A spare pump is stored in the office in the event one pump must go into Xylem. All pumps have been rebuilt. The pumps are now running 12 months per year in order to keep the pipes clear of debris and barnacles.

IV. There was no Old Business from the 2015 Annual Meeting

V. New Business

A. Foreclosures

1. There are two foreclosed properties and another one probable. One of the foreclosures has outstanding dues and maintenance fees that will need to be paid prior to a sale.
2. The Board is finding it very difficult to have the bank owners keep up maintenance on the properties. They are reluctant to keep spending PCCOA funds to take care of the properties since we have no guarantee when we will get the funds back.

B. Annual Meeting Date Change

1. Survey Results for changing Annual Meeting date to February:
Change the date: 37
Do not change the date: 12
Do not care: 48
2. Motion was made by Barbara Hansen to change the Association By-Laws, Article II, 2. The annual meeting of Members shall be held on the first, second or third Saturday of February. The Board of Directors shall notify the Association Members of the date of the annual meeting by January 1. The Motion was so seconded and ballots were cast. The Motion passed by a vote of 62 for and 5 no.

C. Security System

1. Survey Results
 - a. Would you support a camera security system for the Pelican Cove entrances including the sea gates?
Yes: 72
No: 25
 - b. Would you agree to a one-time special assessment to pay for the installation of a camera security system if such assessment did not exceed \$200?
Yes: 71
No: 26

2. Board Member Tom Ballard led a question and discussion session on the pros and cons of the proposed camera security system.

The Board received bids for the system from three companies: TKO out of Portland, VCS out of Victoria and Coastal Innovations out of Rockport. Tom visited all companies and the Board accepted the bid from TKO as described in the mail out to members with the Annual Meeting Notice. The system depends on line of sight to the monitoring station which will be located in the Pelican Cove office. If the office moves in the future, the height of the cameras will insure the line of sight.

The Board wanted input from members before making a decision on the system and final costs. A member stated that first we were going to fund the system cost entirely from the PCCOA general funds and why did the Board decide to do a potential assessment? Don Rager noted that after much discussion the Board did not feel it prudent to draw down the general funds to that extent. The Board can assess \$100 per property without an Association vote and fund the remaining system costs out of the general funds. This will be determined after the final estimate of costs is received.

It was noted that if Pelican Cove does install the security system, owner's should still consider having a system installed for their residence. And if they do have a system to let the PCCOA office know.

After the discussion the President called for a show of hands on whether or not to have the camera system installed.

For installing a camera security system:	75%
Not installing a camera security system:	25%

VI. Open Forum for Property Owner's Questions

- A. 1. Pelican Cove sea gates.

President Don Rager explained the sea gate operation and maintenance. A practice run of the gate installation was performed by the City and their contractor each year. The date this year is June 7. The City has also contracts 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.

VII. Election of Three Board Members

- A. Introduction of property owners who have requested consideration for open PCCOA Board positions.
 - 1. Matt Dabbs, 111 Dolphin Court
Lyle Beavers, 415 Porpoise Drive
Kathryn Foley, 108 Bay Court, previous Board member
- B. Nominations from the floor
 - 1. There were no nominations from the floor.
- C. Vote
 - 1. A motion was made by Joe Seburn to accept the nominees Matt Dabbs, Lyle Beavers and Kathryn Foley as Board of Directors for 2016-2018. The Motion was so Seconded
 - 2. As a result of no contest for the available Board positions, the President called for a show of hands.
 - 3. Matt Dabbs, Lyle Beavers and Kathryn Foley were elected by Acclamation.

IV. Adjournment

There being no further business, Fred Wilkerson motioned to adjourn the Pelican Cove Canal Owner's Association 2016 Annual General meeting at 11:00 AM
So seconded, the meeting was adjourned.