

**UNAPPROVED MINUTES OF THE  
PELICAN COVE CANAL OWNER'S ASSOCIATION ANNUAL GENERAL MEETING  
ARANSAS PASS YACHT CLUB, ARANSAS PASS, TEXAS  
FEBRUARY 04, 2017**

*Prior to opening the Annual Meeting*, PCCOA Board Director Kathryn Foley introduced Juli Blanda, General Manager at CableOne. Juli then introduced her two technicians attending with her, David Hilarides and Mitchell Dodson.

Ms. Blanda shared a short presentation on optimal WiFi set up in homes, and described the issues associated with WiFi performance. Several members described their dissatisfaction with CableOne performance and when Ms. Blanda asked for a show of hands of those experiencing frequent outages and downtime (more than once per day), approximately  $\frac{3}{4}$  of the members raised hands. Ms. Blanda was surprised to learn that a majority of homeowners in Pelican Cove lose internet connectivity multiple times every day. Movies (e.g. Netflix) are a big problem for homeowners, as are basic internet and phone service. Our cable strength fluctuates throughout the day and it should not. CableOne should be getting automatic alerts on these outages and they are not. Homeowner complaints to the main switchboard are not properly addressed because the main switchboard does not see the outages.

It was agreed to establish a representative committee of homeowners to work with Ms. Blanda's team to better understand the systemic issues. On the committee are Wayne Mercer (lead), Steve Abbatello, Don Rager, George Featherston, Jonathan Hart, Witt Baynes, Fred Wilkerson, and Karen Froeschner. These names and contact information will be forwarded to Ms. Blanda for follow-up. She will also provide these homeowners with direct access contacts rather than the main switchboard. She also stated that weekend support would be made available for those homeowners who are only here on weekends.

Ms. Blanda and her team left the meeting after being warmly thanked by the members for spending the time with Pelican Cove.

**I. CALL TO ORDER**

- A. The Board of Directors Vice-President, called the meeting to order at 9:50 AM.
- B. A quorum for the meeting was established. 69 residents including Board members were present, and 17 proxies were provided.
- C. Each Director and Officer introduced themselves to the membership: Vice President, Mike Hart, Treasurer Lyle Beavers, Secretary Dan Edson, Architectural Control Chairperson Tom Ballard, Matt Dabbs, Kathryn Foley, Assistant Treasurer Charnel Hart, and Assistant Secretary Kelly Beavers.

**II. APPROVAL OF MINUTES**

The Minutes from the 2016 Annual General meeting were presented for approval. A motion for approval was made by Dawn Ballard, and so-seconded. The 2016 Annual General Meeting minutes were approved by acclamation.

### **III. TREASURER'S REPORT**

- A. Treasurer Lyle Beavers presented the PCCOA financial documents.
  - i. Lyle explained the Profit and Loss for the full-year 2016 and the comparison to 2015. He then explained the Balance Sheet as of December 31, 2016. We are in a strong financial position having increased dues in 2016 and having kept expenses lower than in the past. The Security System has been partially paid for, and is reflected as an asset on the Balance Sheet. The report was accepted as presented.
  - ii. Lyle explained that as of January 31, approximately half of the 2017 dues have been received. The due date for annual dues and assessments is March 1.

### **IV. OLD BUSINESS**

- A. ACC Chairperson Tom Ballard provided an update on the status of the Security System. All infrastructure has been installed and the system is up and running although still being tweaked to “shake out the kinks”. He expects this to be completed in the next several days. Privacy is a key consideration and so access to the system will be available only to Board members and the Aransas Pass Police Department, as needed. A question was raised about homeowners using the video to monitor activity on their property. It was agreed that the Board would propose a procedure and rules for an individual homeowner accessing the security system data. It was pointed out that the Pelican Cove security system is not meant to replace the need for individual property security and members continue to be encouraged to establish their own systems for such. Tom was recognized by the membership for his dedication to this project.

### **V. NEW BUSINESS**

- A. Vice-President Mike Hart reported on work with the City of Aransas Pass regarding the sink hole on Pompano. The City has now taken ownership of the problem and is seeking bids to fill in the hole. Sylvia Carillo, Aransas Pass City Manager, has requested that a few members of the Board attend the next City Council meeting on February 13 when the bids are expected to be reviewed. Also, a permit from the Corps of Engineers has been requested. It is anticipated that there will be no cost to Pelican Cove.

### **VI. OPEN FORUM**

- A. A question was raised regarding the status of the City filling our potholes and improving our streets. The Board will discuss at the next regular meeting.
- B. A question was raised about the status of 101 Tarpon. Kathryn Foley reported that the foreclosure is complete and the property is in the hands of a realtor for resale. The property will need to be maintained prior to resale. The Board will work with the realtor on this, but may need to establish a maintenance schedule by member volunteers to avoid additional costs to the PCCOA.
- C. Don Rager commented that even when the Pompano hole is filled in, there will still be a deteriorating pipe underneath that the PCCOA may have to address.
- D. A question was raised about the need to test water quality in the canals. Kathryn Foley responded that the continuous running of the pumps has negated the need to

monitor water quality every year, but that it might be time in 2017 to test again. The Board will address this at their next regular meeting.

- E. It was pointed out that speeding on Pompano, Porpoise, and Bay Street is excessive. A reminder will be sent to members, but it may be necessary to ask the City to get involved. The Board will address this at their next regular meeting.
- F. Kelly Beavers reported that property sales have increased substantially thus far in 2017 with 7 in the last 6 weeks versus 16 in all of 2016. Recent new owners in attendance (representing 5 properties) were asked to stand and introduce themselves.
- G. Kelly Beavers commented that a modernization of our PCCOA website is a top priority for 2017 and invited members with Web Development skills to contact the office if they wish to consult on the project.

#### **VII. ELECTION OF DIRECTORS**

- A. Five members running for four open Board positions introduced themselves:
  - i. Tom Ballard (current Board member), 103 Mackerel
  - ii. Mike Hart (current Board member), 104 Dolphin
  - iii. Wayne Lake, 108 Dolphin
  - iv. Don Rager (previous Board member), 106 Angelfish
  - v. Mary Steed, 109 Bluefish
- B. Nominations from the floor  
There were no nominations from the floor
- C. Vote
  - i. Following instructions from Kelly Beavers, Kathryn Foley collected ballots. A recess was taken while votes were counted.
  - ii. Meeting was called back to order at 10:50am to announce the results of the vote. New or re-elected Board members were Tom Ballard, Mike Hart, Don Rager, and Mary Steed.

#### **VIII. ADJOURNMENT**

There being no further business, Charnel Hart motioned to adjourn the Pelican Cove Canal Owner's Association 2016 Annual General meeting at 10:54 AM. So seconded, the meeting was adjourned.