

**Unapproved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
10 December 2017**

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

Directors & Officers Absent: none

PCCOA members present: Pat Epting (111 Angelfish); Wayne Lake (108 Dolphin Ct); Margaret & Jacques Emanuele (block 11, Lot 34)

- I. OPEN SESSION
 - a. A quorum for the meeting was established
 - b. Don Rager called the meeting to order at 2:00 p.m.
 - c. Lyle moved to approve the minutes of the Regular Meeting held on October 14, 2017. So seconded, the motion carried.

- II. REPORTS
 - a. Financial Report:
 - i. The Balance Sheet as of Nov 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 and a Transaction Detail Report for Hurricane expenses. The report was accepted as presented.
 - ii. Budget for 2018 was presented. As previously decided, there is no increase to annual dues. Kathryn moved to approve the 2018 budget. So seconded, the motion carried.

 - b. Architectural Control:
 - i. Activity seems to have slowed based on contractor availability. We will track build to ensure activity.
 - ii. Carey Dietrich is behind on final inspections and billings due to her own personal hurricane damage. Board doesn't want to seek a replacement for her at this time.

- c. Property Patrol
 - i. The Property Patrol conducted December 3rd made note of negligence as well as typical weed/landscape violation. Starting with the next patrol, all neglected hurricane damage (e.g. downed fences) will be included on the report.
 - ii. Don reported that some of the lots without retaining walls sustained some erosion during the hurricane. Each person was notified, with one taking immediate action.
- d. Office Report
 - i. Six resales since the October meeting.
 - ii. We are in possession of a couple extra Private Property signs. After discussion we will explore posting one on the Amberjack vacant lot across from the hotels.

III. OLD BUSINESS

- a. Surveillance System – the system is back running and came in under budget.
- b. Status of Pompano Drive – The city replied to Don’s email stating they would cover the cable and refill the dirt that had washed out. The board is not happy with that resolution and will schedule a meeting with the City Manager to review. At the meeting the board will also request the city to relinquish their easement on our common area.
- c. Circulation Motor – The motor is on order.
- d. Catastrophic Insurance – Charnel found a file where the Association had insurance through State Farm in 2004. She will follow up with to see if they will re-new the policy.
- e. Attorney Search – Kelly found an attorney that specializes in Homeowner Associations. She will follow up with them.
- f. Short Term Rentals – The Board presented a clarifying resolution on the status of short term rentals. Lyle moved to approve the resolution. So seconded, the motion carried.
- g. Guideline for Whole Home generators – The Board will not require authorization for whole home generators. Any homeowner requesting information on one will be referred to the City’s permitting process.

IV. NEW BUSINESS

- a. Porpoise Fence – Don previously told the City Manager that Pelican Cove would like to be involved in the City’s decision on the fence they erect. In the December 4th email from the city manager, he stated that the city has no plans to replace the fence. Lyle presented Don and Mike with questions to discuss with the City Manager at their meeting.
- b. Common Area Property – Don will have an artist rendition for the Board to review. The current proposed developer proposes to use half the lot for homes, and develop the other half for Pelican Cove CoA’s future office. Approval on the development would need to go to membership for approval.
- c. Draft Agenda for Annual Meeting – Annual meeting is scheduled for February 17, 2018 at 10 am. All proposed items were discussed. (Note, the Annual Meeting was subsequently moved up to February 10, at 10am.)

V. OPEN MIC

- a. The Emanuele’s had questions relative to the mowing of common properties and more specifically, to their property. They were unsure if any mowing was needed at this time of year and the Board assured them there is need due to weed growth.
- b. Pat Epting expressed thanks for all the support and communication post Harvey. It helped to get the updates on when to return to Pelican Cove. Jacques Emanuele added to the gratitude.
- c. Wayne Lake asked about the light poles that AEP replaced. The one at Dolphin and Pompano is still listing. Don stated that there are still three that need to be replaced, and he believes that is one of them.

VI. EXECUTIVE SESSION: none needed

VII. ADJOURNMENT

- a. Next scheduled Regular Board meeting is the Annual Meeting, scheduled February 17, 2017 at 10am, in the Aransas Pass Yacht Club. . (Note, the Annual Meeting was subsequently moved up to February 10, at 10am.)
- b. There being no further business, the meeting was adjourned at 3:53 pm.