

Approved Minutes Regular Session  
PCCOA Board of Directors Meeting  
Aransas Pass Yacht Club  
Aransas Pass, Texas  
15 April 2018

Directors & Officers Present: Tom Ballard, Lyle Beavers, Mike Hart, Don Rager, Mary Steed, Bill Brock, Wayne Lake, Charnel Hart, and Kelly Beavers

Directors & Officers Absent: None

PCCOA members present: Rick Stockton, John Etier, Mike Vest

I. OPEN SESSION

- A. A quorum for the meeting was established.  
President Don Rager called the meeting to order at 2:00 PM.
- B. Mike moved to approve the minutes of the Regular Meeting held on February 3, 2018, and of the Regular Meeting held on February 10, 2018, with one correction: New officers will need to be filed with Secretary of State, not new insurance policies. So seconded, the motion carried.
- C. Financial Report

The year-to-date Profit & Loss Statement and Balance Sheet were presented to all members present by the Treasurer. Income and expenses are tracking year over year with exception of the pump repairs currently required. The report was accepted as presented.

D. Committee Reports

1. Architectural Control – Tom presented the tracking list and discussed any properties which need to be addressed.
2. Surveillance System – Tom reported that all cameras are up and running. There have been no recent requests for viewing of tapes.
3. Property & Canal Patrol – Board discussion over C&Rs, visible trailers and canal patrol. Wayne and Bill will do a canal patrol and update the current list of violations.
4. Office Update –
  - Of 237 properties, only 1 homeowner hasn't paid.
  - Board discussion around short-term rentals in subdivision. One property was found on VRBO with a 2-night minimum, which violates our short-term rental policy. Kelly will send them a letter. Further discussion around short-term rentals suggested that Kelly engage our attorney to review options.
5. Bill will assist Don Rager in getting the window air conditioner placed into our office.

E. Old Business

1. Status of insurance – State Farm offers a general liability insurance at approximately \$8-900/year. It is difficult finding an insurance company who wants to cover our ‘unique situation’ (on canals). Charnel will continue to research and check with Hinojosa, who covers The Rialto at less than half the current quoted price.
2. Status of Porpoise fence – Lyle reported that the ditch is somewhat cleared and the application has been filed with FEMA for the fence. If no additional work occurs in the next couple of weeks, he will follow up.
3. Proposal for Common Usage – No update; tabled until later

F. New Business

1. Erosion on Pompano between Amberjack and Dolphin –There was discussion around the erosion issue on Pompano. Mike shared information from his meeting with the City Manager approximately 4 weeks ago. No action has been seen since. However, the City Manager has acknowledged that is a City issue; the City has hired an engineer to fix.

G. Open Mic for Members

1. Homeowner is concerned with the rainy season coming about the drainage on Bay St. Discussion ensued. Board recommended that Bay St. residents contact the City via email regularly. Also suggested attending City Council meetings.
2. Homeowner concerned with hurricane season coming whether the process is smooth for the gates. There seemed to be an issue removing them after Harvey moved through the area. The City owns the gates and it is their responsibility to maintain, put in and remove. Don led a discussion on the process.

II. EXECUTIVE SESSION – not required

III. ADJOURNMENT

- A. Next scheduled Regular Session is Monday, June 4, 2018 at 5pm, in the Aransas Pass Yacht Club.
- B. There being no further business, upon motion by Mike Hart and so seconded and carried, the meeting of the Board of Directors was adjourned at 4:12PM.