

**UNAPPROVED MINUTES OF THE
PELICAN COVE CANAL OWNER'S ASSOCIATION
ANNUAL GENERAL MEETING
ARANSAS PASS YACHT CLUB, ARANSAS PASS, TEXAS
FEBRUARY 10, 2018**

Prior to opening the Annual General Meeting, Gary Edwards, Aransas Pass City Manager, and Kathryn Comeaux, AP Superintendent of Development Services, were introduced as Guest Speakers.

Ms. Comeaux led a discussion on the history of current zoning and explained the procedures that brought us to the current state, i.e. the berm, which previously was deemed to protect Pelican Cove, was decertified by FEMA last year. She then presented the preliminary new flood map (not yet published), which will change Pelican Cove from Category 'X' (no flood zone) to Category 'AE' (high risk of flood – base elevation requirement of 8 feet). FEMA requires public hearings be held prior to adoption of the new map, and therefore it will be at least 18 months before the map is effective, along with potentially higher NFIP (insurance) rates and City building requirements. Tom Ballard stated that all homes in Pelican Cove are at 8 foot elevation or higher. Ms. Comeaux stated that City requirements for foundations are currently 1 foot above base elevation requirements. Current established homes are not affected unless they have 'substantial damage' – defined as 50% or more of the valuation of the home – at which time then-current elevation requirements will have to be met in remodeling/rebuilding. All homeowners were encouraged to get an elevation certificate from a surveyor, within the next 18 months. Kelly stated that she may have some of the original certificates in the office and will look through the files over the next few months.

Homeowners were also encouraged to carry flood insurance, as those properties with flood insurance in effect will likely be grandfathered at current Category 'X' rates, even after the new rates go into effect. Any grandfathering will likely transfer with the house when ownership changes, providing there is no lapse in policy.

Gary Edwards then took the floor and provided updates on various issues:

- Levy concerns – the City will stay in close contact with the Army Corp of Engineers. There are no new projects until the budget is approved; but the City will move forward on addressing the levy/drainage once a new budget is in place.
- Water tower – is in design phase; FEMA will fund 90%. Anticipated completion in 2018.
- Fire hydrants – repair/painting has resumed.
- Abandoned buildings – the City is enforcing code; we should anticipate more action on these.
- Harbor Development – activity has restarted. Currently in discussion; need to address environmental issues as the GLO has stated no development until those are addressed.
- City Budget – We have major challenges post Harvey. S&P *may* drop the City's credit rating which is currently AA-. We have worked to keep it that way and will continue to watch it. Sales taxes are up and expenditures down.
- Debris-filled ditch on Porpoise Drive – the City is going out for bids to clear.
- Drainage on S. Bay St – no solution yet; still working on this issue.
- Security fence between the railroad line and Porpoise Drive – There has been an ownership issue, but the City now believes it was on City property, which will enable the City to secure FEMA assistance for 90% replacement reimbursement. Once it is proved to be City property, they will move forward.
- Pot holes – Repairing is on a constant schedule; if there is a specific issue please let Gary know.
- Paving – City is working to convince FEMA that the big debris trucks caused some of the road

damage, and thus secure FEMA reimbursement for paving.

- Missing road/street signs – have been ordered.
- Bulkhead adjacent to Pompano at entrance – this issue is on private property, though Mr. Edwards believes there to be precedent and public purpose that the City destroyed the road and created the issue. He will work with the property owner directly. Two residents commented that the fill was not put in correctly, and there was no erosion control after the City did their work.

Various other concerns were raised by the property owners to Mr. Edwards:

- The entryway to the subdivision takes off the oil pans of cars. The area keeps getting refilled but never fixed.
- Drainage pans are City property; however, it is the homeowners' responsibility to keep curbs and gutters clean.
- On Porpoise, the 'culverts' are all blocked, causing flooding whenever it rains. The City has come out but never cleared these.
- There is overgrown grass on the City property at the start of Bay St. which no one maintains. There are sanitary issues with rodents and mosquitoes.
- Porpoise fence – a property owner requested that the City replace it properly as opposed to just quickly. We would like to see the ground leveled first and a decent fence built properly. We have also asked that the City involve the PCCOA as any new developments occur.

Gary reminded homeowners that there are budgetary constraints, but as a "new" City Hall team, they are looking at everything. He encouraged homeowners that if they raise concerns with the appropriate department and get no response, they should contact him directly.

I. CALL TO ORDER

- A. Don Rager, President, PCCOA Board of Directors, called the meeting to order at 9:50 AM.
- B. A quorum for the meeting was established. 87 properties were represented including 19 proxies. There were 90+ owners presented, including Board members.
- C. The Directors and Officers were introduced: President Don Rager, Vice President Mike Hart, Treasurer Lyle Beavers, Secretary Mary Steed, 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 2017 Annual General Meeting were presented for approval. A motion for approval was made and so-seconded. The 2017 Annual General Meeting minutes were approved by acclamation.

III. TREASURER'S REPORT

Treasurer Lyle Beavers presented the PCCOA financial documents. Lyle explained the Profit and Loss for the full-year 2017 and the comparison to 2016. He then explained the Balance Sheet as of December 31, 2017. We are in a strong financial position. Lyle then reviewed the ~\$13,000 in expenses associated with Hurricane Harvey, and pointed out the \$2,600 offset by local grants discovered, applied for, and received by Kelly. The report was accepted as presented.

IV. 2017 HIGHLIGHTS

- A. Don recapped events surrounding Hurricane Harvey, including the Sea Gate processes. After the hurricane, the City took the gates out promptly, which kept water from building up

in our canals. As of the Saturday after Harvey, the water was 6'8" above sea level. Our pumps were working well and dropped water levels approximately 8" per day.

- B. Don referred attendees to their handouts for a list of other 2017 highlights, including the passage of two new C&R resolutions, and a Privacy Policy regarding the Surveillance System.
- C. Tom provided an update on the Surveillance System. We did have damage and lost cameras and the pole on Amberjack. It cost \$4700 to get everything back up and running. We had two reportable incidents – one in which we gave information to the police; the second in which we found nothing.

V. 2018 PRIORITIES

- A. Kathryn Foley spoke on the state of the subdivision. Property owners are addressing many of the outstanding issues cause by Harvey. Docks, fences, and gates continue to be problems – particularly if there is a swimming pool. Property owners should ensure they dispose of storm debris properly.
- B. Lyle Beavers reiterated that prior to Porpoise Drive fence replacement, the drainage ditch must be cleared to protect our subdivision from potential flood issues. Then, there is approximately 2,960 feet to be fenced, from our entrance sign to the gate at the end of the street. The Board will make this a priority in 2018 and work with the City to ensure the ditch is cleared and the fence replaced.

VI. OPEN FORUM

- A. A question was raised regarding the junkyard at the entrance to the subdivision on Pompano. This is not Pelican Cove property. The City is aware, and this is a code enforcement issue. Everyone should contact Code enforcement; the best way is to fill out the form on their website, so you (and they) have a record of contact.
- B. A homeowner stated that historically she had a Directory of all property owners. Kelly responded saying that we don't have permission of all owners to publish their private contact information, therefore we no longer distribute. We may conduct a survey to find out who is willing to have their contact information distributed.

VII. ELECTION OF DIRECTORS

- A. Don thanked the board members who were leaving (Kathryn and Matt)
- B. There are three open positions and the four candidates introduced themselves:
 - i. Lyle Beavers
 - ii. Wayne Lake
 - iii. Bill Brock
 - iv. Chic Henderson
- C. Nominations were called from the floor; there were no nominations from the floor.
- D. Vote
 - i. Following instructions from Mary Steed, ballots were collected. A recess was taken while votes were counted.
 - ii. Meeting was called back to order at 12:00pm to announce the results of the vote. Elected were **Lyle Beavers, Wayne Lake and Bill Brock.**

VIII. ADJOURNMENT

There being no further business, a motion was received to adjourn the 2017 Annual General Meeting. So seconded, the meeting was adjourned at 12:08pm.