

Approved Minutes Regular Session  
PCCOA Board of Directors  
Aransas Pass Yacht Club, Aransas Pass, Texas  
3 February 2018

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

Directors & Officers Absent: Matt Dabbs, Kathryn Foley

I. OPEN SESSION

- a. A quorum for the meeting was established
- b. Don Rager called the meeting to order at 9:00 a.m.
- c. Lyle moved to approve the minutes of the Regular Meeting held on December 10, 2017. So seconded, the motion carried.

II. REPORTS

a. Financial Report:

- i. The Balance Sheet as of December 31, 2017 and the Profit and Loss Statement for 2017 were presented to all members present by the Treasurer. Also included was a Transaction Detail Report for Hurricane expenses. Kelly applied for and received a grant for \$2,600 through the Chamber/Small Business. The money will be received and reflected in January 2018. The report was accepted as presented.

b. Architectural Control:

- i. Tom presented the tracking list and discussed any properties which need to be addresses. Particularly 1) re-look at 105 Dolphin Ct to ensure the sunroom doesn't exceed the footprint of the house; 2) ensure that the new build on Bluefish isn't built forward past the front of the house.

c. Property Patrol

- i. The Property Patrol schedule will be provided after new board members are added to the rotation.

d. Office Report

- i. A total of 23 resales were closed in 2017. One lot was sold in January, 2018.
- ii. After discussion, the board decided to raise the rates for the Ass't Secretary / Office Manager (from \$18/hour to \$20/hour) and the Ass't Treasurer (from \$150/month to \$200/month).

III. OLD BUSINESS

- a. Status of Pompano Drive – Discussion around the inactivity of the city relative to this issue. No update for several months. The Board discussed that this is a private homeowner issue with the city at this point. The Board will support the homeowner with their actions. Don will

convey this to the property owner.

- b. Mike and Don will work on a letter to the city relative to the common property. The pipe still needs to be caved in and filled.
- c. Catastrophic Insurance – Charnel researched the prior insurance through State Farm. They have various policies that we can utilize. Charnel will follow up with rates.
- d. Attorney Search – Kelly has a phone interview with a proposed attorney Gregory Cagle of Cagle, Carpenter, and Hazelwood on Tuesday. She will determine his viability and get basic information for the board.

#### IV. NEW BUSINESS

##### a. Porpoise Fence –

- i. Fence - Lyle spoke with the city manager who confirmed there are currently no plans to rebuild the fence. The city did not include the fence in the application for infrastructure. The homeowners do not own the property, so we can't take independent action on the property (e.g. build our own fence). Security along that street continues to be a problem.
- ii. Culvert – The culvert is owned by San Patricio Drainage District. Kelly got an early estimate to clear the area where the fence was sitting (\$10K).

Mike made a motion to make the Porpoise fence a priority for 2018. So seconded, motion carried.

- b. Draft Agenda for Annual Meeting – Annual meeting is scheduled for February 10, 2018 at 10 am. All proposed items were discussed. Tom made a motion to have coffee and snacks present at the meeting.

#### V. EXECUTIVE SESSION: none needed

#### VI. ADJOURNMENT

- a. Next scheduled Regular Board meeting is the Annual Meeting, scheduled February 10, 2017 at 10am, in the Aransas Pass Yacht Club.
- b. There being no further business, the meeting was adjourned at 11:01 am.