

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
4 June 2018

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

Directors & Officers Absent: Don Rager

PCCOA members present: Rick Stockton, Byron & Gaila McLaughlin, Doug Martin, and Chic Henderson

I. OPEN SESSION

- A. A quorum for the meeting was established. Vice President Mike Hart called the meeting to order at 10:00 AM
- B. Lyle motioned to approve the minutes of the Regular Meeting held on April 15, 2018. So seconded, the motion carried.
- C. Financial Report -
The year-to-date Profit & Loss Statement and Balance Sheet were presented to all members present. Income and expenses are tracking year over year. We received an additional \$800 gift from the Corpus Christi Chamber, which will be applied towards the hurricane expenses. The report was accepted as presented. The Board approved paying the accountant for the review audit assuming her fee remains similar to last year's review.
- D. Committee Reports
 - 1. Architectural Control – Tom presented the tracking list and discussed any properties which need to be addressed. There is an occasional issue in the neighborhood where the owner's large boat docks and boat blocks an existing boat whereas the C&Rs stipulate a boat cannot extend past 25 feet 'or' block an existing boat dock.
 - 2. Surveillance System – Tom reported that all cameras are up and running. There have been no recent requests for viewing of tapes; all cameras are up to date on maintenance.
 - 3. Property & Canal Patrol – No significant changes were noted. Discussion ensued relative to docks in a state of disarray. Bill and Lyle will make another trip to log information.
 - 4. Office Update – Three properties were sold since last meeting. Board discussion around short-term rentals in subdivision. The only way to eliminate such rentals is to amend the C&Rs, which will take 67% of

owners' approval. Kelly will pursue with attorney.

The web site will need to move platforms – from StartLogic to GoDaddy.

Just a reminder for the next annual meeting – Tom and Mike are retiring; Don and Mary will need to re-run if interested. A total of four positions will be open.

Kelly reported that a property owner on Porpoise had a discussion with San Patricio Drainage District regarding the ditch and lack of a fence along Porpoise. That individual later inspected the area and confirmed that it was a health hazard and not effective; however, he stated that it is not owned by the SPDD and is actually owned by the City of Aransas Pass. County resources were originally offered to the city with no response. He will again reach out to the city and offer county resources.

Question from homeowner regarding why the berm was decertified. Mike explained that it was never originally built on official specs. This led to a discussion around elevation certifications and speculation that more than half of the homes will not have elevation certificates in the office. When this is required, we could contact a surveyor who will do all requested properties, which should prove to be less expensive for each homeowner than individually securing. This will occur sometime in 2019 and will be tabled until then.

There is concern relative to the condition of the sea gates under the water level. Wayne believes we should have a diver check/clean the gates to ensure there's nothing around them that will hamper putting them in when needed. Mike stated that the City has groups that could find the lowest elevation where water could come in; he offered to go with them in this endeavor. The gates should not be put in any higher than the lowest elevation of water entry. Wayne motioned to hire a diver to inspect and evaluate channels and slides. So seconded, the motion carried.

E. Old Business

1. Status of insurance – A proposed premium for insurance was presented. A question was raised about the underwriter; Charnel confirmed with was part of the Farmers Group. Wayne made a motion to accept the new policy. So seconded, the motion carried.
2. Status of Porpoise fence – Lyle received an estimate from D&C Fence for \$87,000 that he provided to the City.

3. Status of erosion on Pompano – Erosion is still occurring; and email and pictures were sent to the City.

F. New Business

1. Dock considerations on website – Reviewed proposed changes to the information currently on the website. There is consensus that we are not in the dock building business and should only provide general guidance and eliminate any of the engineering steps. Kelly will re-write the original two paragraphs for Board approval.
2. Short Term Rentals amendment – Amending the C&Rs to eliminate short term rentals requires 67% approval of all homeowners to approve. Discussion around campaign to inform homeowners prior to the meeting. Wayne motioned to pursue this with our attorney, shooting for the Annual Meeting. So seconded, the motion carried.
3. Circulation Pipe Gates – Wayne is getting estimates from JM Davidson for 1) replacement gates with new chains; 2) pull out and replace materials; and 3) covers on dolphin. We will get the estimates to put in the budget for future expenses.
4. Water Pressure – Tom stated a concern over substandard water pressure. There is consistent low pressure which is a concern for both property and health. Tom will go to City Counsel to follow up.

G. Open Mic for Members

1. Homeowner asked if we have a relationship with the new city attorney. Discussion around how to instigate that – including inviting her to meetings. Lyle and Mary will take her to lunch to form relationship.
2. Homeowner concerned about the state of home repairs. The board explained our process of property and water patrol, and informed homeowner that any individual issues should be communicated to Kelly directly.

II. EXECUTIVE SESSION – not required

III. ADJOURNMENT

- A. Next scheduled Regular Session is **August 11, 2018, at 10am** in the Aransas Pass Yacht Club. (Subsequently changed to August 9)
- B. There being no further business, upon motion by Wayne and so seconded and carried, the meeting of the Board of Directors was adjourned at 11:58AM.