

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
20 October 2018

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

Directors & Officers Absent: Wayne Lake

PCCOA members present: Lex & Pat Epting, Matt Dabbs

I. OPEN SESSION

- A. A quorum for the meeting was established. President Don Rager called the meeting to order at 10:00 AM.
- B. Don reported that Wayne Lake has submitted his resignation from the board effective with the February meeting. Discussion around replacing him sooner than the annual meeting due to all the activity for which we need a broad focus. Will move this to Executive Session. Lyle made a motion to accept Wayne's resignation. So seconded, the motion carried.
- C. Mike made a motion to approve the minutes of the Regular Meeting held on August 9, 2018. So seconded, the motion carried.
- D. Financial Report
 1. The year-to-date Profit & Loss Statement and Balance Sheet were presented to all members present. Income and expenses are tracking well year over year, and we have increased interest income due to the investment in CDs.
 2. Lyle presented the proposed budget for 2019. It includes an allocation for attorney fees, as a challenge to the short-term rental restriction is anticipated. It also includes a new budget item for minor infrastructure repairs. A 6.8% increase in HOA dues was proposed. Matt Dabbs submitted that we have money sitting in the bank and therefore should not need to increase dues. Board responded that savings are needed for significant projects or repairs that we will, in future, want to be able to address without special assessments (e.g. dredging). The budget and dues increase was accepted as presented.
- E. Committee Reports
 1. Architectural Control
 - Pools – Bill stated that there are two pools in progress and both are in compliance. The rain has slowed the progress, but they are continuing.
 - Homes – Tom stated that there was one request at 115 Tarpon; plans have not yet been received. Discussion around slab requirements as it was stated to be the BFE (Basic Flood Elevation) plus 1 foot. Tom will go back to the homeowner to discuss.
 - Docks – Homeowner inquired as to status of docks that are deteriorating. Letters have been sent in some cases; others are in progress. Discussion around request from 638 Bay St to modify their approved dock plan. The PCCOA has an easement for our

pipe running off the Dolphin Road. Request was to build over top of the pipe exit, which could potentially cause issues with the drainage. A letter was drafted to inform homeowner that a post is required in the canal and the easement must be recorded and tied to the lot (for future owners' knowledge). Mike made a motion to go back to homeowner with the Board's resolution. So seconded, motion carried.

2. Surveillance System – No recent activity.
3. Property & Canal Patrol – Rain has caused growth in the subdivision; homeowners are making reasonable efforts of staying ahead of the growth. Bill and Don will do property patrol the next two months. Tom commented that there is a city ordinance stating unhooked trailers in the street are illegal and subject to a \$500/day fine.
4. Office Update –
 - 19 resales this year; 4 since the prior meeting
 - Several draft instruments were attached to the agenda and presented.
5. 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. Call for candidates has been sent to all property owner's, with several expressing interest.

F. Old Business

1. City Projects
 - Status of Porpoise fence – Kelly discussed again with Gary Edwards (City Manager). No new news on FEMA funding (approved but not yet paid).
 - Status of erosion on Pompano – work was supposed to start last week. No action as of yet.
 - Street signs – the city stated that they are in possession of the signs; they are not up yet.
2. Circulation Pipe gates – we will get a second bid, and try to start project.
3. Governing document changes
 - Attorney feedback – Most of his feedback was accepted. Indemnification will be moved from Penalties to a 6th item. Kelly will circulate a final draft soon.
4. Bollards around camera poles – We have prior permission to put barriers around the camera poles. The current contractor is unresponsive; Mike has found a new one and will pursue.

G. New Business

1. Our prior attorney, M. McCauley, is listed as the registered agent for PCCOA to receive any registered mailings. New attorney does not wish to be registered agent. Motion to use Kelly Beavers at the PCCOA office as registered agent was made by Mike; seconded and passed. Kelly will prepare filing documentation for Sec of State.

H. Open Mic for Members – No comments.

- II. EXECUTIVE SESSION – Discussion and decision to accept Wayne's resignation but make effective immediately to avoid the possibility of having 5 new Board members in February, and to avoid a gap in leadership between now and February. Per Article III.5 of the By-Laws, the Board may fill a vacancy for any unexpired term. Charnel Hart was nominated to complete the term as she is well versed in all issues since she attends every meeting. Tom made a motion to elect Charnel to fill the unexpired term (through February 2020); Lyle seconded and the vote was unanimous. (Mike Hart abstained from the discussion and voting.) Don will inform Wayne.

III. ADJOURNMENT

- A. Next scheduled Regular Session is December 8, 2018 at 10:00 AM at the Aransas Pass Yacht Club.
- B. There being no further business, upon motion by Tom and so seconded and carried, the meeting of the Board of Directors was adjourned at 12:24 PM.