

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
June 8, 2019

Directors & Officers Present: Don Rager, Bill Brock, Lyle Beavers, Rhonda Kramer, Rick Stockton, and Kelly Beavers

Directors & Officers Absent: Charnel Hart, Mary Steed (Kelly Beavers acting as meeting secretary)

PCCOA members present: Marilyn Kinyo, Steve Abbatello, Dennis Keeton, John Dusek

I. OPEN SESSION

- a. A quorum for the meeting was established. Don called the meeting to order at 10:05AM.
- b. APPROVAL OF MINUTES – Lyle motioned to approve the minutes of April 11, 2019. So seconded, the minutes were approved.
- c. FINANCIAL REPORT AND DUES STATUS
 - i. Charnel provided the P&L, Balance Sheet, Vendor Transaction list as of May 31, 2019. Income and expenses are tracking well. Rhonda motioned to accept the financials. So seconded, and the financials were accepted.
 - ii. We have received the dues payment from the final 2 property owners who were late.
- d. COMMITTEE REPORTS
 - i. ACC – Bill reviewed the in-process and completed projects. There are three housekeeping issues that the ACC will convene to work on:
 1. New home build timeline is inconsistent in C&Rs and some other material on our website, and needs to be made consistent
 2. Drainage plan requirement for residential properties needs to be modified
 3. Elevation requirement for new home construction needs to be modifiedACC will meet and make recommendations to the Board before the August meeting.
 - ii. Surveillance System – Lyle and Rick reported that cameras are currently working, but the Porpoise Drive control box is dangling and open. TKO to come back out. It was suggested that we ask the police to provide a crime report showing Pelican Cove activity before the cameras and after, to see if they are having a deterrent effect.
 - iii. Property Patrol – Rick stated that properties overall look great, but that a handful of properties had significant yard maintenance and/or trailer issues requiring letters. Kelly to provide a list of habitual abusers for more diligent follow-up. Next up for Property Patrol are Mary (subsequently changed to Rhonda) and Don. Don will also do a canal patrol soon.
 - iv. Office –
 1. Kelly reported that there is fairly constant resale activity in the subdivision with 6 resales closed YTD and 6 in process. Having 12 through May is a significant uptick in activity.

2. Kelly asked the Board whether they prefer a fireproof/waterproof safe from AmazonBasics or SentrySafe; consensus was SentrySafe. The Board reaffirmed spending up to \$300 for a safe. Kelly will order soon.
3. Lyle made a motion to hire Susan Costa at \$20/hour to replace Kelly in the office, starting July 2. Kelly will continue to work on a more readable version of the ByLaws and C&Rs, incorporating all amendments and resolutions into the main body, and invoice PCCOA when completed.

e. OLD BUSINESS

i. City Projects –

1. No new news on Porpoise Drive fence, but Don reported the City should be receiving funding for the fence soon.
2. Don reported that Charnel is working on the easement letter for the City attorney.

- ii. There was a lengthy discussion on the rental property at 974 Bay St. Our attorney sent a Section 209 Letter on May 6. The property owner subsequently changed her VRBO listing as required, but has not ceased short-term rentals at the property. There have been multiple complaints regarding noise, trailer parking, and other nuisances there. A conference call with the attorney was conducted on May 27, in which our options were delineated. The Board is assessing next steps.

f. NEW BUSINESS

- i. Don reviewed some preliminary information regarding building a permanent office on the Common Lot. This is very early stages, and will ultimately require property owner approval. Bill made a motion that Don form a committee made up of a property owner from each block to investigate building a permanent office and meeting area. So seconded, the motion was approved.

g. OPEN MIC for MEMBERS

- i. Steve Abbatello expressed concern about the Rockport Terminals development, and its potential impact on our waterways and nearby defunct railroad. He asked that we inform property owners of the City Council meeting on Monday, June 17, so they have a chance to attend a presentation by Rockport Terminals.

II. NO EXECUTIVE SESSION NEEDED.

III. ADJOURNMENT

- a. There being no further business, upon motion by Rick Stockton and so seconded and carried, the meeting of the Board of Directors was adjourned at 11:55AM.
- b. The next Regular meeting of the Board is scheduled for August 10, 2019, at 10:00AM.