

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
December 8, 2018

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

Directors & Officers Absent: None

PCCOA members present: Dennis & Roni Keeton, Witt Baynes, Hap Van Norman, Rick Stockton

I. OPEN SESSION

- A. A quorum for the meeting was established. President Don Rager called the meeting to order at 10:00 AM.
- B. One correction was made to the minutes of the Regular Meeting held on October 20, 2018. There were 19 homes sold YTD at the time of the meeting, instead of 21 stated. Mike made a motion to approve the minutes with this correction; 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. The report was accepted as presented.
- D. Committee Reports
 1. Architectural Control
 - Pools – All pools appear to be finished; some landscaping is not done due to rainy weather.
 - Homes – Tom stated that plans for 114 Tarpon were approved; 115 Tarpon plans are to come. He is getting questions on grading of lots, which will be part of the checklist and added to the web site.
 - Docks – Things seem to be finished for the year. Smart Docks dropped off some material on a property that appears to be for an upcoming job.
 2. Surveillance System – no recent activity
 3. Property & Canal Patrol – There are signs located at Pompano and at Bluefish that are not permitted to be posted (dock building and for sale by owner respectively). Charnel will take the signs down and inform the individuals. There is one chronic trailer issue in the neighborhood. The process for patrols next year will include pictures for egregious violations (docks, trees, boats, trailers, etc). The pictures will be date/time stamped and we will file electronically. Then we can track chronic violators and determine a course of action. Kelly will send an email to all lot owners after the new year reminding of restrictions.
 4. Office Update –
 - 1 Resale since last meeting, no pending resale activity currently.

- Attorney has approved final ballot.
- Notice of AGM and ballot/proxies for February meeting are ready to be mailed.
- Treasurer's Letter will be mailed with invoices this year (approved).

E. Old Business

1. City Projects – City Manager responded to inquiries on the fence (still pending; no work started) and the erosion (work is contracted and will start this coming week). Also, there are still some street signs down. The city continues to mow around them.
2. Circulation Pipes – There have been two letters sent to the city manager and one letter sent to emergency response coordinator with no responses. Lyle will address the issue again after the first of the year. Mike also suggested that we get a bid to put asphalt around our new plates to level off the work area and protect our plates. Lyle will add this to his project.
3. Bollards around camera poles – No action has occurred – Don will follow up.
4. The December mailing to all property owners was reviewed. There was discussion around the ballot with a slight change suggested to the indemnification item. Lyle made a motion to accept the ballot (with the minor modification) and mailing materials as presented; so seconded, motion carried. We will have a meeting prior to the Annual General Meeting to finalize AGM agenda and flow.

F. New Business

1. Bill believes we should get an estimate to place a fence or shrubbery around the new lift station on Dolphin. Don will get numbers together for this.

G. Open Mic for Members

1. Homeowner requested clarification on the 2018 legal fees. Three items this year that caused the increase in fees; 1) the State Supreme Court produced a ruling on short term rentals on which we needed legal advice, 2) attorney helped draft and review our upcoming ballot; and 3) the PCCOA was (erroneously) named in a lawsuit, which our attorney handled.
2. Homeowner asked about the brush pickup schedule which is the 4th full week of the month. He wanted to know if it was automatic or if homeowners needed to call to be scheduled (automatic, assuming property owner has paid for regular trash service).

II. EXECUTIVE SESSION – not required

III. ADJOURNMENT

- A. Next meeting is the Annual General Meeting to be held February 16, 2019 at 10:00 AM at the Aransas Pass Yacht Club.
- B. There being no further business, upon motion by Mike and so seconded and carried, the meeting of the Board of Directors was adjourned at 11:36 AM.