

**UNAPPROVED MINUTES OF THE  
PELICAN COVE CANAL OWNER'S ASSOCIATION  
ANNUAL GENERAL MEETING  
ARANSAS PASS YACHT CLUB, ARANSAS PASS, TEXAS  
FEBRUARY 16, 2019**

**I. CALL TO ORDER**

- A. PCCOA President Don Rager, called the meeting to order at 10:02 AM.
- B. A quorum for the meeting was established. Approximately 104 properties were represented including 45 proxies. There were 62 owners present.
- C. The Directors and Officers were introduced: Don Rager (President), Mike Hart (Vice-President), Lyle Beavers (Treasurer), Mary Steed (Secretary), Bill Brock, Charnel Hart (Assistant Treasurer), and Kelly Beavers (Assistant Secretary). Architectural Control Chairperson Tom Ballard was absent.
- D. There was an introduction of the five new property owners since the last meeting.

**II. APPROVAL OF MINUTES**

The Minutes from the 2018 Annual General meeting were presented for approval. A motion for approval was made and so-seconded. The 2018 Annual General Meeting minutes were approved by acclamation.

**III. TREASURER'S REPORT**

- A. Lyle Beavers presented the PCCOA financial documents.
  - i. Lyle explained the Profit and Loss for the full-year 2018 and the comparison to 2017. He then explained the Balance Sheet as of December 31, 2018. We are in a strong financial position. There was discussion on the current office rent and our ability to remain in that location. The report was accepted as presented.

**IV. 2018 HIGHLIGHTS**

- A. Highlights from 2018 were presented. Discussion ensued on upgrading the insurance policy. The general liability will cover any mishaps occurring on the association's vacant property.
- B. The membership phone directory will be updated and distributed soon. Property owners who have not opted to have their address/phone numbers in the directory will not receive it, but may contact the office at any time to "opt-in". The office will publish an updated directory two or three times a year.

**V. 2019 PRIORITIES**

- A. Don Rager spoke on dock safety and maintenance reviews. The Association recognizes that dock builders are busy. As homeowners receive emails as a result of the property patrols, they should inform the office of estimated times received from the dock builders. Dead palm trees were discussed as they need to be removed prior to falling on their own.
- B. Lyle discussed the upcoming inspection of the slip plates on knife gates. The inspection will determine if they can be refurbished or need to be replaced.

**VI. ELECTION OF DIRECTORS**

- A. Tom Ballard and Mike Hart have both reached their term limit and will leave the board.
- B. There are four open positions and four candidates, who introduced themselves:
  - i. Rhonda Kramer
  - ii. Don Rager
  - iii. Mary Steed
  - iv. Rick Stockton
- C. Nominations were called from the floor; there were none.
- D. With no nominations from the floor, all candidates were elected to the Board by acclamation.

**VII. VOTING ON AMENDMENTS**

- A. There are six Amendments to the Bylaws that have been proposed by the Board:
  - i. Short Term Rental Restriction
  - ii. Penalties
  - iii. Indemnification
  - iv. Email Notification
  - v. Spending Limits
  - vi. Lien Amounts
- B. Board members spoke on each of the amendments and took discussion from the owners present for clarification. The results from the election will be forwarded to all property owners within the week.

**VIII. OPEN FORUM**

- A. A question was raised on the repaving of Pompano. Resident asked how we could convince the City to repave. Everyone should fill out the form on the City website with any issues or concerns relative to the City.
- B. A homeowner asked about the expenditure for the cameras, and have they 'done anything'. The Board has, on several occasions, turned information over to the City to assist with apprehension; but there's no way to measure the preventative nature of our cameras. We are going to put bollards around the poles that hold the cameras to keep the mowers from knocking them out of adjustment.

**IX. ADJOURNMENT**

There being no further business, the 2019 Annual General Meeting was adjourned at 11:52 A.M.