

**PIRATES' PROPERTY OWNERS' ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**

The meeting of the Board of Directors of the Pirates' Property Owners' Association, Inc. ("PPOA") was held on July 14, 2007. The meeting was held at the Galveston Country Club. President, Marty Baker called the meeting to order at 9:00 a.m. Directors Marty Baker, Sidney McClendon, Jerry Mohn, Peter Doyle, Ron Pearrow, Nichi Dunphy, Dick Kuriger and Gary Greene were in attendance and a quorum was established. Susan Gonzales, CKM Property Management was also present.

Minutes from the previous meetings had been sent via email for review.

Upon Motion duly made by Jerry Mohn and seconded by Gary Greene; the following resolution was presented. **Resolved that**, the Board approved the Minutes of May 12, 2007 and June 16, 2007, as presented.

Gary Greene gave the financial report. Gary stated that the Pirates POA has \$90,000 in reserves. Upon Motion duly made by Gary Greene and seconded by Ron Pearrow; the following resolution was unanimously adopted. **Resolved that**, the Board approved the financial report, as presented.

Discussion was held the signatures on all Pirates POA bank accounts. Upon Motion duly made by Gary Greene and seconded by Sidney McClendon; the following resolution was unanimously adopted. **Resolved that**, the Board approved the bank signatures to be Gary Greene and Susan Gonzales.

Discussion was held concerning amending the restrictions to equalize the assessments for all Sections. Discussion was also held concerning the final Budget. A meeting with Susan and the Finance Committee will be held on Monday to review both items.

Sidney McClendon gave a City of Galveston update on the Hike and Bike Trail. There are right of way issues and they are working towards resolution.

Discussion was held concerning the culverts at the far NE end of Grambo is blocked. The Board is working with the City of Galveston for resolution. Peter Doyle and Marty Baker will work on this project. Susan Gonzales stated the culvert under Christmas Tree Point at Cross Bones still needs repair. The property owners have blocked the culvert and it needs to be replaced so that there is water flowing through. Dick Kuriger and Peter Doyle will work on the culvert issues.

The Laffites Cove Nature Society has appointed a new Scientific Director, Georganna Collins. Georganna comes with a diverse background working with the General Land Office and will add a lot to the expertise of the Board.

Discharge of Affluent in Eckerts Bayou was discussed. A plan is being reviewed with the Laffites Cove Nature Society, City of Galveston and TCEQ that during the dry

months there will be no discharge and during the wet months only limited. The general agreement allowing discharge when necessary to operate the system, must meet TCEQ regulations and the plan will have limitations. The formal agreement is being prepared.

Membership –approximately 30 members attended the annual members meeting. Questions were raised as to the Board members have term limits. It was recommended that requests for Board members be made beginning in March and April. Discussion was held on having at large or advisory directors (Alternate Directors), who would begin training for future Director positions. There is a need for more community involvement. Ron Pearrow and Susan Gonzales will work on a nomination process. It was also recommended that the notice of meeting be separated from the social.

The annual cocktail party and dance was a great success. Ron Pearrow did a great job in his selection of the band. The 4<sup>th</sup> of July Parade was rained out, but not completely. Hot dogs and prizes were handed out to those who drove their cars through Stewart Mansion. Discussion was held concerning having a Thanksgiving Parade. Suzanne Robinson will be asked to explore having a Labor Day or Thanksgiving Parade.

Durand Fooks has sold his Pirates Landing Townhome and has resigned his position on the Board. Susan Gonzales will contact Pirates Landing Townhome Board to see who will be his replacement.

Nichi Dunphy stated that the Hurricane Preparedness event held at Jamaica Beach was well attended. The Hurricane Preparedness day continues to be a success.

Architectural Review Committee – Peter Doyle stated the ARC would meet next Friday to review seventeen house plans for Pirates Beach Section 1 by Royce Homes. Peter Doyle stated that the Welcome Letter mailed to new owners by CKM should include that fences require approval as a reminder.

Peter presented a preliminary signage policy for review and approval. Certain changes were recommended and the policy was approved based on those changes. Peter will make changes to the policy and present for final approval.

Deed Restriction Report – Peter Doyle

The most prevalent noncompliance issues are trash bin repairs, home repairs and storage of boat & storage. There are still lighting issues. Property owners who have exterior lights are required to screen the lights; there are still a few property owners who have not complied

Seaweed: Ron Pearrow stated that he met with Rob Minter to clarify how and when the beaches are to be cleaned. The seaweed clean up will occur on Wednesdays and Thursdays. There will be a seaweed report on the website at [www.piratespoa.com](http://www.piratespoa.com).

Discussion was held concerning the markers in the Bay. No action was taken.

Beautification Committee – Nichi Dunphy stated that due to rain the color drowned and the flowers are being replaced. Minter's crew is doing catch up.

The Pedestrian Easement between Section 13 and Section 9 needs work. At present it is under water and when used is a mud hole. Rob Minter will be asked to make recommendations.

There are missing street and stop signs at Buccaneer & Mutiny and on Pirates Beach Drive.

There being no further business to discuss, the meeting was adjourned at 11:12 a.m.

July 14, 2007  
Susan L. Gonzales  
Secretary