

**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 January 12, 2008. 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, Peter Doyle, Jerry Mohn, Nichi Dunphy, Bob Robinson and Jauy Hawkins 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 Nichi Dunphy; the following resolution was presented. **Resolved that**, the Board approved the Minutes of December 8, 2007, as presented.

The financial report was presented. Upon Motion duly made by Nichi Dunphy and seconded by Jerry Mohn; the following resolution was unanimously adopted. **Resolved that**, the Board accepted the financial report, as presented.

Delinquent assessments will be sent to the attorney for a legal demand. On equalization, Susan Gonzales stated that the attorney Steve Schulz sent on Friday an opinion on the procedure for the amendment process. It was decided that the Finance Committee will have a meeting on January 24, 2008 at 3:00 p.m. to discuss how the amendment is to be handled.

City of Galveston – Brandon Wade

Discussion was held with Brandon Wade concerning those in violation of the garbage handling. The City does have an Ordinance that requires the trash cans be returned to under the home within a certain time. Brandon will send Susan the Ordinance, it includes a \$500 fine. The trash can curb to home service was discussed. Some saying it was too costly. Susan stated at least four (4) contractors were asked only one stated they would do the service. Brandon was asked why trash was not being picked up timely and he stated since the trucks were old, the City ordered 6 – 8 new trucks. The City actually does three (3) pick up's. Brandon will send Susan an information sheet on the trash pick up. Property owners must call 409-797-3630 to obtain a trashcan.

Bandit signs were discussed and Brandon stated he will have someone from the City pick them up; this does not include Realtor signs. The Board asked the Susan send a letter to the Realtors concerning our sign policy.

Brandon stated that the Pirates Beach Drainage Study will be delivered to the City in the next ten (10) days. Brandon will come to the next Board meeting with the Drainage Study information.

11 Mile Road is still pending.

Discussion was held concerning the fire in Pirates Beach and whether water pressure was a problem. Brandon stated a study is being done to see if there are issues and where the issues are located as to water pressure.

Beach Committee & WGIPOA – Jerry Mohn

Jerry stated we are focusing on the GLO announcement concerning sand renourishment program. Eddie Fisher with the GLO made a presentation at the last meeting of WGIPOA. They will be taking a pipe line east of Apple Park and pipe sand to the end of the Seawall. The break-even location is 11 Mile Road where cost will increase. Currently we are looking at San Luis Pass for sand sources and could start at 11 Mile and go west. The Pirates POA and its members will need to come up with funds to place sand to 13 Mile Road. In addition the west Enders are looking for funding sources to place sand all the way to the San Luis Pass. The cost to place sand to 13 Mile Road is approximately \$31/2 to \$4 Million. The plan is to start the project October 2008 at the end of the seawall; the sand will be piped in.

Another project being considered is at the Pirates Cove and West Bay Restoration Project. We are looking at taking the dredge material from the canals and using the dredge to build sand socks in the Bay.

Friends of Galveston Island State Park/Voter Registration – Bob Robinson

The State Park received donations of \$45,000 from Pirates Beach members. The Beach Walk is to restart on Saturday morning at 10:00 a.m. and there will be a Bay Walk on Sunday Mornings. A new trail at the Park will be concerning natural history. The burn at the Park will start next Tuesday.

Discussion was held concerning putting voter registration card in the newsletter. There may be a form that can be used, since we can not duplicate the card. Bob will write an article for the newsletter and it will be placed on the front page.

Communications/Newsletter/Electronic

Dean Callendar stated that the Directory is ready. Needs a few more Ads. Marty Baker stated he would get Shiner Mosely and Greer Hertz & Adams. Need \$2000 more, ½ page is \$500 and full page is \$1000. An article thanking those who have contributed will be placed in the newsletter.

Architectural Review Committee/Deed Restriction Report – Peter Doyle

The attorney was to send a letter to Sand N Sea and Gary Greene Realty concerning rentals in Laffites Cove. Susan will follow up. Lighting issues were discussed. Marty Baker recommended a Dark Night Standard. The ARC will look at the lighting and come up with a policy.

Discussion was held concerning whether property owners should apply for repairs, replacement or painting. The Board agreed on the following policy:

If a property owner is repairing, replacing or painting and there is no change in the appearance, no approval is required. Any change in the appearance of a home (i.e.; installing garage doors where there were none before, changing paint color, adding an addition; enclosing a deck, adding a fence) then an application and approval is required.

Discussion was held on the placement of palm trees. The restrictions are to be reviewed as to whether a specific location is stated for placement of palms trees.

A Fort is being built in the Laffites Cove Nature Preserve.

Beautification Committee

Nichi Dunphy stated the improvements at the turn around at the light have started. Nichi wants to plan a beach clean up around the first of April. Nichi will write an article for the newsletter to get volunteers.

Membership/Social/Annual Meeting/4th of July/Easter

Easter Egg Hunt – March 22, 2008

Annual Meeting - June 14, 2008

Annual Social – June 21, 2008

4th of July Parade – Friday, July 4, 2008

Pirates Landing Townhome Board member

Attorney found no amendment of the restrictions that discontinued requirement of PLTH to pay assessments to the PPOA.

Laffites Cove POA – Laffites Cove Nature Society

The lighting issue at the entrance to Eckerd Drive has been resolved. The high density lights are still an issue and will be resolved with a policy and more investigation. There are landscape issues on Cove Lane concerning the plants along the street. MUD 29 is working out a new contract /agreement with the City of Galveston. The glass is broken at the Guard Shack and has been reported to Minter to repair.

There being no further business to discuss, the meeting was adjourned at 10:55 a.m.

January 12, 2008

Susan L. Gonzales, Secretary