

PIRATES' PROPERTY OWNERS' ASSOCIATION, INC.
Board of Directors Meeting
February 7, 2009

A meeting of the Pirates' Property Owners' Association, Inc. ("PPOA") was held on February 7, 2009, at the Moody Gardens Hotel. Marty Baker, President, called the meeting to order at 9:00 a.m. Directors in attendance were Ron Pearrow, Gary Greene, Bob Robinson, Nichi Dunphy, Sidney McClendon, Ross Margraves, Jerry Mohn, Jay Hawkins, and Dick Kuriger. Susan Gonzales, Managing Agent and President of C.K.M. Property Management, Inc. ("CKM"), also attended.

The minutes were sent out via email. Upon motion duly made by Gary Greene and seconded by Ron Pearrow, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of January 2009.

Gary Greene gave the financial reports. Discussion was held concerning the amendment and it was decided to move forward. Susan Gonzales will prepare a cover letter to be attached to the amendment & proxy and sent to the Board for review. Board members will be provided a list of owners and phone numbers in order to contact to obtain the necessary vote. A time line will be prepared. Ross Margraves is to meet with Chip Casey, Director of Pirates Landing Townhomes to next week.

Beautification Committee clean up day will be Feb 14, 2009 begins at 9am. Private debris removal form will clean up lots once a waiver is signed. Trash bags will be at trammels. Landscaped areas will be replaced once Nichi has approved a plan

Brandon Wade – let Brandon Wade know we are using black plastic bags and will need the City to pick them up. Susan Gonzales stated that the canal clean up will begin by the City of Galveston with FEMA reimbursing the City.

Jerry Mohn 2003, Coastal Erosion Act II sand replacement of sand, sand renourishment, Ike both with sand lost and sand socks we will get the sand replaced by GLO at a cost of 7million. Sand sock subdivision will use the money for a sand dune with a clay center.

Pirates Beach West wants a dune. Discussion was held concerning the replacement of the dunes. A clay core sand dune was discussed. Costs per lineal feet ranged from \$252/LF to \$70/LF for 7000 lineal feet of beach on Pirates Beach and Pirates Beach West.

GLO is spending a great deal of money of sand renourishment. We can go 20 feet south of the imaginary 4.5 LOV to place a dune. GLO plans to go out 200 feet in the water in the future.

Karen Mahoney – Clay core dunes, where clay has been used, the clay is still there. A fund to do bollards and signs is being reviewed, debris is still on going. Karen briefly discussed the Erosion Response Plan Bill, funding for coastal erosion.

GLO mobile unit will be going back and forth between there and Bolivar to answer questions. Mitigation plan issue whether a cost benefit analysis was needed, may not need it. To qualify for Buy out you have to be substantially damaged. Culverts are to be cleaned out. Drainage ditches and culverts need to be cleaned out and Karen will let Brandon Wade know what our needs are. Angelo Grasso was going to get approval to put a stabilizing material on the street cul-de-sac on the beach that was destroyed.

Discussion was held concerning beach nourishment as the answer to maintaining the beach, not a dune. The sand replenishment would cost \$3 million/mile. For Pirates Beach and Beach West with 1.5 miles of beach. The Foundation has \$250,000; the rest would need to come from the property owners. Upon motion duly made by Jerry Mohn and seconded by Sidney McClendon, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved that Jerry Mohn ask Shiner Moseley to assess what it will take for sand replenishment for PB & PBW.2 voted no, motion carried.

Rob Minter is to put “no access signs” at streets ends. Discussion on bollards occurred. Upon motion duly made by Jerry Mohn and seconded by Gary Greene, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved installation of bollards. Street & stop signs are being replaced by the City of Galveston.

Jay Hawkins gave a Laffites Cove update – guard shack was removed. Electrical being repaired. Bet Jennings to present landscape plans. Terrie Farmer has resigned and Bet Jennings will be her replacement.

ARC – An inspection of the boat docks in Laffites Cove will be set up with Peter Doyle. Durand Fooks cannot be paid by the PPOA as an Officer. Doug Hudson has been instructed that the security has been reduced to \$4000/month. Call Doug Hudson and remind him

News letter deadline is March 1, 2009 for articles to include Equalization (2) pages, Hurricane Preparedness, Taxation, Canal Cleaning (Sidney), Dunes (Jerry Mohn), Easter Egg Hunt, Trash & Debris, Trash cans, Driving on the beach.

Discussion was held on preparing a letter of gratitude. Upon motion duly made by Ron Pearrow and seconded by Jay Hawkins, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved that a letter of gratitude be sent to all those who came to Pirates Beach and helped after IKE. Center Point, City of Galveston, etc. Ron Pearrow will draft the letter.

Upon motion duly made by Sidney McClendon and seconded by Gary Greene, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the attached in Exhibit “A”.

The website will be updated with the minutes & treasurers report.

Meeting adjourned at 11:00 a.m. Susan Gonzales, Secretary