

**Pirates Property Owners Association  
Board of Directors Meeting**

The Pirates POA Board of Directors held a Board meeting on April 11, 2009, at the Moody Gardens Hotel. Marty Baker, President called the meeting to order at 9:00 a. m. Directors present were Terry Ann McNearney, Nichi Dunphy, Jay Hawkins, Sidney McClendon, Dick Kuriger, Marty Baker, Suzanne Robinson, Jerry Mohn and Ron Pearrow establishing a quorum. Susan Gonzales with CKM Property Mgt was in attendance.

The minutes were reviewed. Upon motion made by Nichi Dunphy, seconded by Ron Pearrow, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of March 2009, with corrections.

Susan Gonzales gave the financial and collection report. Upon motion made by Jerry Mohn, seconded by Sidney McClendon, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board accepted the financial and collection report.

It was directed that ARC deposits from Royce Homes be applied to any outstanding assessment for Royce Homes

Terry McNearney – Annual Hurricane Preparedness Seminar will be held on June 6<sup>th</sup> at Jamaica Beach Fire Station. The newsletter articles provided a lot of information.

Security - Sgt Doug Hudson with Constables Office attended the meeting. Susan Gonzales asked that Sgt Hudson attend so that the Board and members could make known of issues occur in Pirates Beach, Cove and Laffites Cove. There are non-property owners camping out under beachfront and second row homes during their visit to the beach, Susan Gonzales in the last few days approached several of these people and asked them to leave. Sgt. Hudson stated the property owners need to post “No Trespassing” signs in order for arrests to be made. Susan Gonzales further stated that in Laffites Cove property owners were being asked for money late at night. Nichi stated three homes on Pirates Drive were broken into; people have been camping out under beachfront homes, soliciting. Sgt Hudson stated he would be more attentive to these issues. If you have an issue call the Sheriff office to see if there is an officer out in the subdivision. 409-766-2322. Officers are on a five-hour shift. They have the City of Galveston channel and can hear the calls. Put a sign that states “No Trespass” that is needed to make an arrest. Sgt Hudson recommended putting up barricade at the beach access areas.

If you don't get a response from the City of Galveston call again and ask for a supervisor. An owner stated she was upset because the City of Galveston is not providing the services they promised especially Security. She suggested that people should go in groups to City Council. Our budget is \$50,000 for Security.

GARM hires a police officer from Galveston police Gordon Morse; his number is 682-3603, call if there are problems with rental homes.

Discussion held on the Open Beach Access Plan. Susan Gonzales and Jerry Mohn will meet to discuss the requirements for vehicle parking.

Sidney McClendon – advisory

500 Bills are being monitored. Windstorm, Insurance, expect an increase in premiums. Ike has depleted the Windstorm fund and needs to be replenished. H911 has been withdrawn and the new Bill was not good either as it wanted to deny all Beach owners no windstorm insurance. Oattie Zapp and Sidney McClendon have gone to Austin to object to Senate Bill 14. S539 GLO seeking \$50 million, as appropriation out of general fund wants to have 20% proceeds of sporting good sales dedicated to GLO.

Jerry Mohn – Beach cleaning will be done. Susan Gonzales will send in the application for the permit for seaweed removal. When the canals were cleaned items were left that were next to the bulkhead and out in the bay. Susan will contact the City of Galveston concerning these areas.

Between Maison Rouge & Pirates Drive junk still needs to be cleaned. Minter will be notified to clean up and trim the landscaping.

Street ends in Pirates Beach West will be repaired by the City of Galveston. Streets in Pirates Beach proper are still pending FEMA.

If driveway was washed they have to put in a dune system and it must be vegetated.

Coastal Erosion –project goal summary. County Courthouse

Drainage plan by the City of Galveston – Brandon Wade needs to give us an update.

FEMA will clean up through April 23. Call the City trash service and tell them if you have a debris pile.

Ron Pearrow – stated some of the newsletters emailed came back and may have been due to a Spam blocker.

A request to clean the canals was received. It was recommended that Shiner Mosely do the work. Upon motion duly made by Sidney McClendon and seconded by Jerry Mohn, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved an expense of \$2500 to employ Shiner Mosely to file an application for canal dredging with benefit use of the spoils.

Nichi Dunphy – entrances have been done, some of the esplanades have been replanted. We have only just begun and will be working hard to complete the circles. Some oak trees were removed because they were dead. Every sprinkler system had to be repaired. Call Nichi Dunphy or email PPOA at [ppoa@ckm1.com](mailto:ppoa@ckm1.com) for any sprinkler systems you see that are not working properly. A lot of money was donated for beautification and that was greatly appreciated.

Nichi stated that the budget never had any money for replanting and it is only through donations from the beautification donations that we have been able to do some but not all replanting.

Jay Hawkins at the last meeting LCPOA prioritized replanting, Phase I is the replanting of Cove Lane, project is 50% completed. Flamingo Gardens is doing the replanting for Cove Lane.

Jay Hawkins stated that a developer approached the MUD 29 and asked for 13 taps for multi-taps. MUD could not guarantee taps. FM3005 & 13 Mile Road is where the three-story construction is planned.

Nomination Committee: Terry Ann McNearney – Pirates Beach, Sidney McClendon – Pirates Cove, Ron Pearrow- Pirates Beach, Suzanne Robinson – Pirates Cove, and Bob Robinson – Pirates Beach West.

Discussion was held on the amendment. Questions were asked as to why equalize. Several comments from owners in attendance were:

\*One owner stated he lives on the canal and never goes to the Beach. They do not feel that they do not get the same services. Equalizing assessment does that mean you will equalize the benefit side.

\*Owners have to pay for their own bulkheads.

\*To ask someone to go from \$80 to \$300 is too much of a hardship. This is a bad time after Ike to do the amendment.

It was explained that the amendment does not affect Laffites Cove assessment. The amendment will provide a unified assessment, with increases when necessary by Consumer Price Index, to no greater than 10% per year. Another meeting will be held to discuss the amendment.

Deed Restriction Report and ARC Report – Susan Gonzales

Susan stated letters will do out to anyone who has not completed their repairs as directed by the Board. Susan stated that when a property owner calls, the reasons for delay would be recorded for the Board to review.

A complete inspection was done on all boat dock in Laffites Cove. There were very few boat docks that had constructed something different than what was approved. This observation can only include those approved by the member committee and not the developer The Woodlands Corporation. What was found was Jet Ski lifts were installed

and placement would cause disturbance of the protected canal marsh grasses and protected area based on the Corp. of Engineers Permit under the restrictions for the Laffites Cove Nature Preserve canals. This report will be reviewed by the ARC committee for a decision and directive action.

There being no further business the Board meeting was adjourned at 11:30 a.m.

Susan Gonzales  
Acting Secretary