

PIRATES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

A Board of Directors meeting was held on May 9, 2009 at the Moody Garden Hotel. Marty Baker, President called the meeting to order at 9:00 a.m. A quorum of Directors was established by the attendance of Marty Baker, Nichi Dunphy, Gary Greene, Jay Hawkins, Terry Ann McNearney, Bob Robinson and Dick Kuriger. Susan Gonzales, CKM Property Management was also in attendance.

The minutes were sent by email. Upon motion duly made by Nichi Dunphy and seconded by Dick Kuriger, the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board approved the minutes of April 11, 2009 as presented.

Gary Greene gave the financial report. Upon motion duly made by Gary Greene and seconded by Dick Kuriger the financial reports were accepted.

Equalization of the assessment was discussed. The notice of the annual meeting will include information on the equalization of the assessment and that there will be open discussion at the annual meeting. CKM will provide proxy and or a petition available for signing at the annual meeting.

Brandon Wade has been available to help answer questions and has been following through with reported issues. The Hurricane Preparedness & Recovery and Lessons Learned Program begin at 10:00 a.m. and will be held at Jamaica Beach on June 6, 2009.

Susan Gonzales gave the ARC report stating one (1) home in Pirates Cove on two lots was approved. The boat docks in Laffites Cove report were discussed stating that a sub-committee was being formed.

Windstorm Insurance has to have a resolution, if it does not get resolved it will go into a Special session.

Discussion was held on garbage cans being left out or being returned to under the home. Laffites Cove and Pirates Beach West neighbors are returning the trashcans to under their neighbor's homes.

Dick Kuriger recommended we include the trash can return service into the assessment. Two issues need to be checked, first do the CC&R's allow that type of use of the funds and 2nd what would the contractor charge if this was done.

Bob Robinson stated that the beach side of the Galveston State Park is still closed but this may change due to a push to have the campgrounds open. The Bay side is being developed for an attraction for the West End.

This Board meeting was to have been held at the Galveston County Club but was cancelled and changed to the Moody Garden Hotel. If you have not signed up on the website please sign up it was a great tool of communication during Ike.

Nichi Dunphy gave a Beautification report. There are few places left to replant. There are meters that are missing and we are on a waiting list for the City of Galveston. The corners at PBW were to have boulders placed to prevent the large/long trailers from running over the corners. Rob Minter is to check with Tom Thumb on the price of boulders, should only be a couple of \$100.

Jay Hawkins stated Laffites Cove is being done in three phases, there is a lot of electrical and sprinkler system damage. Cove Lane has been completed. Phase II is starting, having to resolve the sprinkler system issues first. Phase II is the three entrances. Directors will be meeting with Susan and Contractors on Monday to go over the bids.

Jay Hawkins stated MUD29 is working towards resolving the issues with the City of Galveston.

Susan Gonzales gave a social committee report concerning the Easter Egg Hunt, 4th of July Children's Parade and the annual Social.

Jerry Mohn and Marty Baker met with Angelo Grasso with the City of Galveston concerning the streets on the beach. They have identified Cul-de-sacs that are going to be repaired and some only to the ends. Owners on the beachfront need a grinder pump and once they have the pump they will get water. The City plans to repair all streets in Pirates Beach between May & June. Some of the cul-de-sacs may not be repaired. The City will go east to west for the repairs. Jerry Mohn has a list of the streets.

Security we have coverage but still have breaking in and working with City of Galveston and getting home owners to notify the police. Do we want to increase the budget for security? Upon motion duly made by Gary Greene and seconded by Terry Ann McNearney, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved to double the security to \$9000 until June 15, 2009.

Order two signs "No trespassing, No parking". To be placed between Enclave I & II.

Marty Baker gave Jerry Mohns report giving an overview of the CEPRA (Coastal Erosion Planning & Response Act) program. Beginning October 1, 2009 and finishing 3/31/10 we will be getting a large sand nourishment project. It was recommended that we apply for CEPRA Cycle VI grant for dunes to do a test project in front of Pirates Beach and PB West. A project goal summary will be submitted by July 1st to the GLO based on the bids. Shiner Mosely is to review several areas as outlined by Jerry Mohn on the canal dredge project on Lake Como, Pirates Cove and Laffites Cove canals.

A question was asked as to when will the lift stations be completed and when will the removal of the auxiliary power occur. Jerry Mohn will be asked to check on the lift stations.

There being no further business to come before the Board, the meeting was adjourned at 10:10 a.m.