

PIRATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING

The annual Members meeting was held on June 13, 2009 at the Galveston Country Club. Marty Baker, President called the meeting to order at 9:00 a.m. Directors in attendance were Marty Baker, Nichi Dunphy, Gary Greene, Bob Robinson, Sidney McClendon, Ross Margraves, Ron Pearrow, Suzanne Robinson and Dick Kuriger. Susan Gonzales, CKM Property Management was also in attendance. A quorum of members was established by a count of proxy and members in attendance. The Board of Directors were introduced.

Marty Baker discussed a letter that will go out from all thee (3) Associations (PPOA, LCPOA & LCNS) to all Laffites Cove owners concerning Jet Ski lifts. The Board was asked to review the letter and approve its mailing. Upon motion duly made by Jerry Mohn and seconded by Nichi Dunphy, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the Jet Ski letter.

Marty Baker introduced Sgt. Luck. Discussion on where visitors should park on the property owner's side of the street or the median side of the street. The members stated it should be the property owner side of the street. Sgt. Luck stated the police Department is shifting into community patrolling, which designated Officers in specific districts. Vehicles on the beach were discussed. The police department was having administrative issues and the City of Galveston was having issues with the signage and bollard. There are access issues due to IKE in areas that were not issues before Ike. It is important to call the non-emergency number. If an Officer is not doing what they should be, get a car number and email bluck@cityofgalveston.org or hpurrett@cityofgalveston.org. If you see cars on the beach please call 409-765-3702.

The minutes were reviewed. Upon motion duly made by Jerry Mohn and seconded by Ron Pearrow, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of June 2008 as presented.

Gary Greene gave the financial report. Upon motion duly made by Marty Baker and seconded by Ron Pearrow the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board accepted the financial report.

Security

The Board stated the following issues and concerns: no response on calls, no enforcement of traffic laws, rarely see City of Galveston Police in the area, children on golf carts, and see Officers on the main streets but not all the streets.

Ron Pearrow spoke with Police Chief and looked at an overview of crimes in the area. Ron asked if we could have that report on a regular basis of our area. Sgt Luck stated they are working on having that type of report, but do not have it yet. Sidney McClendon stated after IKE he received a Postcard on his back door stating that it was unlocked. The City of Galveston police will never be able to provide adequate coverage and we will need to supplement.

Sgt Luck stated police Officers would be divided into zones. Each zone will have a Lieutenant and Chief. The West zone could be west of 61st street or West of Pabst Road. The members stated that was too large an area to cover for two Officers. Sgt. Luck stated that the break down of the zones is still under discussion.

Rob Robinson stated security alarms have been responded to and an Officer knocked on doors to let owners know garage doors were open.

Golf Carts on the street require license plate, licensed driver & insurance. If a vehicle is prohibited on the beach so is a golf cart. It is the law and has been for years. A property owner stated he was told he did not have to register his golf cart – Sgt Luck stated no so law requires it

Access. To the beach and marking. For Pirates Beach for every 15 lineal feet, one (1) vehicle parking is required, for Pirates that is approximately 352 parking spaces. A property owner stated that there is a City Ordinance that states no parking within 10' feet of the dunes.

There was an issue of indecent exposure, an Officer was flagged down, and the Officer ticketed the person and had them leave Pirates Beach. The signs on FM 3005 are the same color as the State Park – The signs belong to the City of Galveston and are required. There are no bathrooms – no water- no facilities at these beach access points. Taxes generated out of Pirates Community do not justify the lack of service. When we had Fooks we had him 24/7 and did not have this problem.

Motion by Suzanne Robinson and seconded by Ross Margraves – motion to create a sub-committee for Security.

Sidney objected in that it is a Board issue.

It was recommended that rather than a committee we should have a security donation to support extra patrolling. The first motion was withdrawn by Suzanne and agreed to by Ross.

Motion by Sidney McClendon and seconded by Jerry Mohn, the following resolution was adopted by unanimous vote. **REOLVED THAT**, the Board will convene after the meeting to discuss best solution for security.

If there are areas of public safety that the GLO will review and address. The Beach access plan is being reviewed now.

Nichi Dunphy asked for a show of hands if the property owner would be willing to donate to security – a majority votes yes.

State Park – the park on the beach side will be opening on a day use only beginning June 18th. The beach pockets parks are not open yet.

Douglas Hudson with the Sheriffs Office spoke and stated he had initially addressed looters, had been focusing time on the week when no one was here. Will now focus on

Saturday and Sunday. The extra security paid for by the Association uses four (4) Officers at various times. The Officers are paid \$30/hour.

Street Repairs

Discussion was held on the City of Galveston repairs to the street ends on the beach. Jerry Mohn gave the following report.

Jerry Mohn met with Angelo Grasso and Keith Stoval at City Hall to review the plans to fix the streets in Pirates Beach. The paving of the streets will begin starting June 8 with stabilized limestone first followed by asphalt. The only street with cement will be Sea Eagle. The paving will involve”

- All construction will be on, partially on, or in front of the 4.5 LOV line
- Only one cul-de-sac will be replaced in its entirety and that is Sand Piper Lane.
- No landscaped medians or medians will be replaced except at Sand Piper Lane and Sea Eagle
- Use of a T-Head (at the City’s discretion) on some streets instead of a partial cul de sac.
- If a cul-de-sac or partial cul-de-sac cannot be constructed, the end of the street will have a stabilized concrete barrier
- At the end of each street, a stabilized concrete barrier will be installed with bollards behind them to prevent vehicles from driving on the beach

The General Land office will look at the 4.5 Line of Vegetation in October 2009.

Karen Mahoney, City of Galveston Council member stated that the City has no money to replace signs. It was recommended to Brandon Wade, that if the City were not making the signs then the Association would have to buy them. FEMA will continue to do clean up after June 30th. And will not ask the City of Galveston to share in the cost. Karen will discuss cleaning out the ditches and culverts at the next Council meeting. Karen was asked by the members to look at a City Ordinance that would restrict parking in the median and not within 10’ of the dune.

There is still a large amount of debris in the canals. FEMA did do sonar to identify large objects only such as boats and jet skis but not the small items. Only the large items were removed.

Karen was asked to follow up on getting the stop light repaired.

The Association is working with owners to work through the repairs needed since Ike on property owner’s homes. Some owners are still having problems with insurance others with contractors. The burned house will be rebuilt; the owner has applied and will start soon. In Pirates Beach West follow up will occur on the home, which is incomplete and abandoned. The Board will be notified of the status.

Jerry Mohn stated he is working with Texas Parks and Wildlife on the canal dredging of the entrance to canals.

The Beach and Dune project will have funds coming from FEMA. Currently we are looking at systems to keep sand on the beach. The Coastal Erosion Project (CEPRA VI0 passed with \$25 million, \$10 million for the buy-out program and \$39 million for canal debris clean up.

Election: The nominating committee had nominated Sidney McClendon, Terry Ann McNearney, Ron Pearrow, Suzanne Robinson and Bob Robinson as Directors. A call or nominated from the floor was made, there were no nomination, nominations were closed. A call for election by acclamation was made. Upon motion duly made by David Preng and seconded by Brock Kinnear, the following resolution was adopted by majority votes. **RESOLVED THAT**, the members elected as Directors by acclamation: Sidney McClendon, Terry Ann McNearney, Ron Pearrow, Suzanne Robinson and Bob Robinson.

Dick Kuriger is working on canal clean up. Bob Robinson will work to reopen the State Park. Bob stated it was important to vote and we all should split our votes and vote in Galveston. Ron Pearrow stated the website is temporarily down but will be worked on and up and running soon. Ron stated Rob Minter is cleaning the seaweed. Without a dune the seaweed is moving north. Nichi Dunphy thanked all those who donated to the beautification committee. These donations have made it possible to replace the landscape and repair the sprinkler system.

Suzanne Robinson stated we are all set for the 4th of July Children's Parade, if you have not signed up go to the website and get the application form or email CKM at ckm1@ckm1.com The annual social is next Saturday.

Terry Ann gave a report on the Emergency Planning meeting stating it was a great success and was well attended.

On equalization a Special meeting will be held to discuss the equalization and amendment.

The meeting was adjourned at noon.

The Board reconvened to discuss Security. Discussion was held.

Motion by Sidney McClendon and seconded by Ross Margraves. Motion :Increase the current level of security provided. Create a fund of up to \$15000 per month for three (3) months to be from the budget and donations through the middle of September and solicit funds from property owners.

A letter will be prepared to solicit donations from property owners for security.

The meeting adjourned at 12:30 p.m.

Susan Gonzales
Secretary