

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

The Pirates Property Owners' Association Board of Directors meeting was held on July 10, 2010 at the Galveston Country Club. Marty Baker, President, called the meeting to order at 9:00 a.m. A quorum was established by attendance of: Marty Baker, Nichi Dunphy, Gary Greene, Jay Hawkins, Jerry Mohn, Sue Walden, Lee Slataper, Ross Margraves, Ron Pearrow, Dick Kuriger. Janet Hampton, Vice President of CKM Property Management was also in attendance.

Marty Baker called for a moment of silent in Memory of Sidney McClendon. Jerry Mohn read the moving tribute to Sidney McClendon from the City of Galveston proclamation June 24, 2010. Marty Baker stated the Judge suggested the tribute to Sidney as a well.

The minutes of the May meeting were emailed and reviewed. Upon motion duly made by Ron Pearrow and seconded by Ross Margraves, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the May 8, 2010, minutes.

Gary Greene presented the financial report. The Board met and is currently reviewing the budget for next year. The next meeting will approve the Budget. The year was finished with \$72,000 cash in the bank and \$61,000 in the reserve. There is \$130,000 uncommitted funds to do whatever we want with it. Upon motion duly made by Jerry Mohn and seconded by Lee Slataper, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the financial report.

Marty Baker thanked the volunteers for the parades and fireworks. They put a great deal of hard work into the event and it was a complete success. There were over 200 golf carts. Marty Baker thanked Jessica Taylor with C.K.M. Property Management, Inc. and her team for doing an outstanding job. Rob Minter did a great job with the Watermelon eating contest. Lee Slataper commented it workout great, the fireworks and the parade.

Ross Margraves is continuing to work with the City of Galveston on the removal of the homes in the buyout. One house has been taken down and the others are a big concern because people are putting chairs under the homes and that is very dangerous. He met with the City on June 28th to inform them of what homes would be taken down. There were a total of 12 homes and nine have been taken down so far.

Jerry Mohn with Pirates Beach West has been working on a 42 million project concerning the seawall and will start the middle of October. Financing is almost finished 8 million each from FEMA and CIAP. The state will forward the CIAP money to the GLO. You will see some coastline boundary survey stakes to delineate where the dunes will be placed, which will be 40' wide, 6' high. They need a hoper dredger, but they are all being used for the BP oil spill.

Jerry Mohn and Marty Baker working with Texas Parks and Wildlife on the Starvation Cove Marsh Restoration 5 mile Project. Use dredge material from Lake Como and Laffite's entrance canals. Marty Baker said Pirates Property Owners' Association and Laffite's Cove will contribute \$12,500 each for core borings to determine the quantity of beneficial use dredge material. The area where the harbor was or the eastern corner of Pirates Cove due to subsidence and storm damage lost all vegetation. The project will build small geo tube for marsh restoration and terraces and plant vegetation. Estimate the cost to be between \$50,000 to \$200,000. This would be tax-deductible donation to the contributors since it is a charity, the Coastal Beach & Bay Foundation.

Jerry Mohn provided an update regarding the Sand Nourishment Project, which is projected to begin in October. The City of Galveston put in an application to FEMA for Pirates Beach, Palm Beach and Pirates West to replace all the walkovers lost in Hurricane Ike. This will not be done until the sand project is complete. Two of the walkovers will be ADA compliant, one in Pirates and one in Pirates Beach West. FEMA is considering making all the walkovers ADA compliant and FEMA will pay for the cost. This will save us a great deal of money.

Jerry Mohn is seeking grants. The Coastal Impact Assistance Program has an upcoming funding grant up to \$45 million and they will prefer \$3 to \$5 million projects and he wants to submit an application. WE would base the application on the Coastal Solutions stabilization program, similar to what was submitted for the CEPRA VI Cycle GLO program, which was not acceptable. Applications are due July 30 and very detailed. This would be in our best interest. This would be a project to keep the sand in place. 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 completion of the CEPRA VI Cycle application.

Jerry Mohn also requested approval to submit for a feasibility study on the Coastal Solutions project with a CMP Cycle 16 Grant. The program has about \$1.5 million for funding and our request would be around \$100,000. There is a 40% match but this would be done with in kind service. The application is due in September. Upon motion duly made by Jerry Mohn and seconded by Nichi Dunphy, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the board to complete the CMP Cycle 16 Grant application.

Property Owners are concerned we are wasting our time completing an application when the sand will disappear anyway. Opinions were shared back and forth.

Jerry Mohn - Setbacks ordinance – City Council adopted April 22, 2010 it is in their hands so the General Land Office for a 90-day window and after 90 days goes another and then becomes effective. Vested or previous platted properties would not be affected by this ordinance, but if you want to do a fence or something there may be a concern. Concern is the value of the properties could be written down to zero because basically they could do nothing with their homes by not getting approval. Looking to address July 22nd meeting with the City Council concerning the Mean High Water Line, 3 setback

lines. Start out with setback line from Mean High Water for 75, 200, 350 and anything between has to go before the Planning Commission for approval for any type of beachfront construction permit.

Ron Pearrow asked about the Channel markers – Marty Baker and Sidney McClendon went out and did a survey.

Dick Kuriger – Special Project canal clean up. The city of Galveston will clean up 2' above the bottom of the canal. A definition of a canal has a man made structure on both sides. Bottom of the canal is filled with rakes, upside down paint can, etc. We have gone through the City of Galveston department by department. He suggested everyone to buy a grappling hook and tire a rope to it and throw in the canal and bring up the debris.

Property Owners asked about the underwater lights. If it is going to be cleaned will they be broken? Definition of Clean up is 2' from the bottom so the lights should not be affected.

Ross Margraves mentioned there were several trash bags after the 4th of July that were not picked up. Need to have a 2nd pick up from the City of Galveston after an event like this.

Ross Margraves – Strategic Planning for Infrastructure - Drainage issues, heavy-duty rain and we continue to have drainage issues. We need help encouraging the City to replace the streets, on both side of 3005 and butt up to the beach. We need to get politically involved to get help as individuals and not as an Association.

Marty Baker suggested they meet with Anglo with the City of Galveston to get started. Nichi Dunphy mention the several pot holes and called Susan and Susan contact the City and within a week they were repaired.

Jerry Mohn stated the funds to repair the lift stations damaged by Hurricane Ike have been approved by FEMA but construction and repairs would not be complete for 14 to 15 months. The City needs at first to go out with a request for quote, which could take 4 to 5 months and then construction the remainder.

Property Owners questioned about the drainage on Buccaneer and it was recommended that they contact Anglo Grasso. They were scheduled to do the work, but there was a delay by their equipment breaking.

Lee Slataper – Deed Restriction – We talked about items in general. No big issues other than fences. He receives good cooperation from property owners. The blue house on Cartagena has been turned over to the City as an Abandon and Dangerous house. The other items in question are the Jet Ski lifts. He would like to see a plan and get this taken off the list.

Marty Baker – Architectural Review Committee – Dough Little’s resignation has been accepted, but he will remain a member of the ARC. Bob Robinson has been appointed Chair and Lee Slataper was approved as an ARC member.

ARC – The special committee with members Scott Weaver, Jerry Mohn, and Marty Baker for the Laffites’ Cove Jet Ski issue resolved that the Corp. permit will be upheld and anything in the flow easement was to be removed. The committee adopted that if it affects the neighbor the ARC would have a hearing. Scott would be drafting a proposal to be used to provide members an easy resolution by putting the lifts at the end of the dock if applicable. The committee reviewed all the pictures of the violations and categorized them as easy fix or hard fix. It is now in the area of execution and resolving the issues.

Ski Lifts – CKM will make a list of each one and what is the status, have they moved it, is there a corps issue so they can track it. We need to write a letter to the homeowner in violation of the corps permit and restrictions. We have had a number of property owners that resolved it and have some folks that want guidance. Lee Slataper would like a spreadsheet.

Ross Margraves suggested Laffites Cove obtains a legal opinion. Who has the responsibility of the ARC for Laffites Cove? The Army Corps of Engineering is the guiding force we use.

Upon motion duly made by Ross Margraves and seconded by Ron Pearrow, the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board will suspend any further action on the ARC on the Jet Ski and get the legal issue resolve. Who has the authority? Majority. This committee will not have any further decision until the canal issue is resolved.

Nichi Dunphy - Beautification Committee – Began the yard of the month June 1st. One is selected on the Beach side and one the Cove side. She welcomes nominations from the property owners. The yard of the month sign was removed from the Jennings yard and took her new sandals off the porch. Nichi Dunphy has been receiving calls concerning the lift stations and wants to beautify them.

A Meet in and Greet is being held on the 17th of July at 13507 Moyenne Place, Romanchuk’s house. A notary is needed to sign the deed restriction covenants. We are very close on the votes and need a few more homeowners to attend and if not will go door to door for signatures.

Gary Greene – Friends of Galveston Island State Park - Sidney McClendon was an advent kayaker. A suggestion was made to put a memorial for Sidney at a park, maybe a bench or something. Collecting donations.

Nichi Dunphy – Looking to appointed a Board member from Pirates Cove. If you know of someone we want to appoint within a month let her know. Steve Conner on Grambo

has been proposed and been in the neighborhood for a long time and very involved. Need to know when Sidney's term would have ended.

Gary Poltorak gave recognition to Jerry Mohn stating he goes beyond his call of

No further business came before the Board, meeting adjourned at 11:25 a.m.

Acting Secretary

Date