

PIRATES' PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
June 11, 2011– 9:00 A.M.

The Pirates Property Owners Association Annual Members meeting was held on June 11, 2011 at 9:00 a.m. Ron Pearrow called the meeting to order at 9:00 a.m. A quorum was established. Directors present were Ron Pearrow, Nichi Dunphy, Gary Greene, Jay Hawkins, Jerry Mohn, Rex Ross, Lee Slataper, Bob Robinson, Dick Kuriger and George Coale. Susan Gonzales, CKM Property Management was in attendance.

The minutes were emailed and reviewed by the Board and Members Motion by Jerry Mohn and seconded by Dick Kuriger, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of May Board meeting.

Gary Greene reviewed the financial report. The financials are acceptable and recommend to be approved. Gary Greene stated that the PPOA with help from CKM has collected 98% of the assessments. Our expenditures have increased due to added patrolling security, and water usage. Motion by Gary Greene and seconded by Dick Kuriger the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the financial.

Beautification - Nichi Dunphy presented the Beautification Committee report. Nichi Dunphy stated it is staggering to work with plants dealing with freeze, drought and wind burning the plants like crazy. Some plants have been replaced and some will be soon. Nichi stated that what is planted is maintained by the annual maintenance assessment, but the plantings are from donations.

Website, Security & Beach Cleaning – Ron Pearrow stated that the security cameras are up and running in all the entrances. The website has been up for the last four (4) years. This is Hurricane Season – go to the website as it has a lot of information. PiratesPOA.Com

Laffites Cove & MUD 29 – Jay Hawkins stated Laffites Cove too had problems with the drought. The Board is in the process of discussing a maintenance contract for the maintenance of the landscaping. The Laffites Cove Meet & Greet events have continued and have been very successful and bring members together MUD 29 and the City of Galveston are still negotiating.

Laffites Cove Nature Society – Gary Poltorak was asked to speak. Gary stated the area for birds has been increased; a walk bridge in Reserve E was repaired for better use by birders. Mort Voller did all of the work – he is also very involved in Featherfest. The Cemetery in Reserve X has had some activity by a family member who plants to identify the area with a sign with information on the family. They have also applied for a historical site. Gary stated that the LCNS is working with the Army Corp of Engineers to plant grass along the bulkheads. The plan is expected to be a two (2) year plan.

Seaweed – Ron Pearrow stated that Rob Minter is doing the beach cleaning and he is using a road grader – it is expensive but does a much better job. The City of Galveston is looking at using this type of equipment.

Beach Nourishment Project – Jerry Mohn stated that the Beach Nourishment Project failed due to the Texas Supreme Court case – no funds are being spent on the breach. There are some FEMA funds to use on a dredge project – Anchor Basin- \$26 Million FEMA funds and \$15 Million from the General Land Office. Discussion was held that at \$35/cy sand – new project is only \$3/cy and could use the sand from the dredge project.

The public beach is the wet beach; the private is the dry beach. There is some work to be done to determine if there is any old sunk ships.

The Texas Parks & Wildlife – taking dredge from Dana Cove & Laffites Cove to build Geo-tubes and mounds. \$150,000 was raised for the project. It is a \$4-\$5 million project to restore marsh areas. There have been some concerns from property owners on Musket, that it will obstruct their view. The owners were concerned that their values would do down as well as obstructing their view. Sherrie O'Brien, Coordinator with the Texas Parks and Wildlife is looking a negotiating a reduction of the mounts and moving the geo-tubes further east. They are concerned about lawsuits – and are considering not doing the project unless these owners agree to the proposed changes and the plan. If the project is cancelled Pirates Cove and Laffites Cove will not have the channels and cut dredged. This area has been a problem for many years due to silting in.

It was recommended that the channels be marked do to the danger.

Owners present objected to the possibility that the project will be stopped because of an objection to view. There was a recent boat accident where there was boat damage.

Upon motion duly make by Ron Pearrow and seconded by Lee Slataper, the Board and members present voted in unanimous support of the project.

Motion was made and descended to send a letter to the three (3) owners who objected. It was decided that a meeting with these owners would be more productive. Dick Kuriger, Jerry Mohn and Sherrie O'Brien will meet with the owners.

Out of the entire project \$1.2 Million is the Pirates part of the whole 5\$.1 Million project. This project goes all the way to Starvation Cove.

Jerry Mohn stated that on August 20th a dedication of the “Sidney McClendon Kayak Trail” would be held by the Friends of Galveston Island State Park.

Susan will contact Olson Pilings to ark the underwater obstacles.

Social Activities – Suzanne Robinson stated that the 4th of July fireworks will be held on July 3rd and the Parade will be held on July 4th. On the 3rd there will be fun things for the children, DJ with great music and a magician.

Lee Slataper stated that enough money was donated to have a great fireworks display. Those who have donated will be recognized.

Hike & Bike – Rex Ross stated he would get the study from the Beach & Bay Foundation (BBF). The BBF is holding \$40,000 that was donated by Blackard.

Covenants, Conditions and Restriction – Lee Slataper stated that nine (9) accounts are in the 3rd letter status, one is Laffites Cove, one in Pirates Cove and seven are in Pirates Beach. Lee discussed when you need approvals. Recommended coming up with a process that an owner can find out if they need approval – it would be a request and could go through the website – the owner could get a quick response to hasten the process. Susan wand the ARC will work on a form. Some owners don't know they need approval. Need to educate members on the process. Discussion was held on certain accounts that need to have a demand letter sent by the attorney. Motion by Lee Slataper second by Nichi Dunphy, by unanimous vote the Board approved agreed to have the Association Attorney send an initial demand letter to C0104032.

Discussion was held on the approval of paint colors – language in Restrictions give the ARC and Board broad authority. If owners charge the dock they have to apply to the ARC. AS part of the approval letters the owners in Laffites Cove are advised that they need to contract the LCNS and the Army Corp. of Engineers. in the event they need to obtain approval.

Security - Durand Fooks presented the security report. Officer. Fooks stated there have been 31 burglaries all around us, but not in Pirates so we are doing fine. Ron Pearrow stated Durand Fooks (409.939.4013) is in charge of patrolling our area and has three men working with him. An owner on Carthegenia asked how to control speed – can you put in a speed bump, the City of Galveston Police take half and hour to respond.

It was stressed that owners need to split their voting power and vote in Galveston. Only 19% of the owners live here.

The election was held. The rules of the election were presented. The nominees by the Nominating Committee were Jay Hawkins, Ross Margraves, Lee Slataper and Jerry Mohn. Nominations from the floor were Taras Romanchuk for Laffites Cove. Bill Broussard stated Point of Order stating that there was a violation of the Pirates restrictions and that person could not run. Susan Gonzales pointed out that there were no violation of the restrictions, and that Bill Broussard was referring to the Laffites Cove Nature Society restrictions, which did not apply at this Pirates POA election. A call for a vote was made. Motion by Jerry Mohn and seconded by Dick Kuriger, the Board and members elected by majority vote in person and by proxy Jerry Mohn, Jay Hawkins, Lee Slataper, Jay Hawkins and Ross Margraves.

There being no further business the meeting was adjourned at 11:10 a.m.
Susan Gonzales, acting Secretary