

**Pirates Property Owners Association
Board of Directors**

The Pirates Property Owners Association held a Board meeting on August 13, 2011 at the Galveston Country Club. Marty Baker, President called the meeting to order at 9:00 a.m. Directors present were Marty Baker, Gary Greene, Nichi Dunphy, Jay Hawkins, Jerry Mohn, Bob Robinson, Dick Kuriger, Lee Slataper, Rex Ross, Suzanne Robinson, and George Coale.

Susan Gonzales with CKM was present.

The minutes were previously sent out and reviewed. Motion by Jay Hawkins, second by Gary Greene, the Board approved the July 2011 minutes.

The financial and collection report was given by Gary Greene who stated that the assessment was due in July and the 67% has already been received. Motion by Gary Greene and second by Nichi Dunphy the Board accepted the financial and collection report.

An overview of the Dredge Project was given, Sherrie Bryan held a meeting with Marty Baker and Jerry Mohn. The Apollo engineering discussed what needs to be done, we will need a dredge permit, or work with existing permits. We are looking for placement of spoils from the dredge. The Laffites Cove Nature Society spoil area was also discussed for placement for dredge material. A letter will go to donators to let them know that the project will continue.

Security – Durand Fooks – no burglaries for July, the camera’s are proving to have been a good investment

Beautification – the fund balance is approximately \$17,000. Nichi Dunphy stated that with no watering there is stress on plants and some plant replacement may occur. It will be November before any planting will occur.

Discussion was held on obtaining water from the Galveston Country Club. There are water trucks. Nichi will ask Minter to look into the cost of a water truck. Several palm trees need to be trimmed.

MUD 29, Bob Robinson joined the MUD, there is no agreement by the city yet, drainage work to take place in Pirates Beach West.

Jay Hawkins stated that the LCPOA tax refund has come through and hopes to see work done on Binnacle in the near future. Next Friday will be a Meet and Greet event. LCNS will have a meeting at the end of August. Gary Poltorak stated mowing is occurring in the Preserves, this is the annual mowing to stop evasive plant growth. Reserve “F” has had trespassing.

Rex Ross stated he has been getting familiar with website. Rex will work with Ron Pearrow on the website.

Dick will work in the future on obtaining donations from owners in Pirates Cove.

Discussion was held on areas in the channels that need to be marked or obstacles need to be removed. Motion by George Coale and second by Gary Greene, the Board approve to mark the dangerous areas in the channels adjacent to Pirates Cove and/or Laffites Cove. The Association is not taking a responsibility but doing it only as a courtesy. It was stated that we believe there may be risks, navigate at your own risk will be posted on the level to address the pilings/bunkers. Ask Jerry Mohn whom would we contact at the State level. The canals are owned by the State of Texas on the bay.

Lee – deed restrictions, communications required, CKM came up with a list, the list will be a tool to help owners to know when they have to obtain approval. Then we will have a fast track communication. It will be posted when completed on the website. It was recommended that this info go out with invoicing in the future.

Driveways and Landscaping for front row beach houses was discussed. The City of Galveston and the General Land Office rules were different from the PPOA. The dune restoration project has nothing to do with the driveways. Owners will be notified to repair/replace their driveways based on the COG/GLO rules and once approved provide a copy of the permit to the PPOA. Landscaping is still being reviewed by the ARC but does require COG approval on the beach side depending upon the distance from the Mean High Tide. Once there is a clear definition from the City of Galveston, letters will go out for driveways.

Bob Robinson, Chair for the ARC stated that no new homes application were received. One remodel was approved. A Fence encroachment was denied. The ARC discussed boat dock construction, and recommends that a meeting with the Corp of Engineer be set up. In addition they recommended that a member of the LCNS attend this meeting. The Board agreed and recommended that this meeting occur. Gary Poltorak ask that Bob Robinson have a conversation with the LCNS before going to the Corp.

A question was asked if the PPOA gives out a permit for approved projects. Applicants who have been approved must post a green approval permit.

Bob Robinson stated residents of Pirates Beach West are working on purchasing property across FM3005.

Dean Callender stated that the Directory is 98% completed, one copy will be mailed out once an owner has signed up on the website.

Meeting adjourned at 10:50 a.m.

Susan Gonzales, Recording Secretary