

**Pirates Property Owner Association  
Board of Directors**

The Pirates POA Board of Directors held a Board meeting on February 11, 2012 at the Galveston Country Club. The meeting was called to order by Ron Pearrow, President at 9:00 am. A quorum was present by attendance of Ron Pearrow, Gary Greene, Jerry Mohn, Lee Slataper, Nichi Dunphy, Bob Robinson, Dick Kuriger, George Coale and Rex Ross. Susan Gonzales, President of CKM Property Management was also in attendance.

The minutes were reviewed. Motion by Gary Greene and seconded by Nichi Dunphy, the minutes of December 10, 2011 were approved by unanimous vote. It was noted that no meeting was held in January.

Gary Greene gave the financial report. Motion by Gary Greene and seconded by Jerry Mohn, the Board approved the financial report and collection report by unanimous vote.

Discussion was held concerning the resignation of Jay Hawkins who held one of the Laffites Cove Director positions and the appointment of Bob Dove to that position. Upon motion by Ron Pearrow and seconded by Nichi Dunphy, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved to accept the resignation of Jay Hawkins and the appointment of Bob Dove to fill the Director position held by Jay Hawkins whose term expires in 2014.

Ron Pearrow asked that the top 2-4 items be placed at the top of the agenda. Dredge project and Pirates Landing Townhomes are to be placed at the top of the agenda until resolved.

**Pirates Dredge Project** – Jerry Mohn stated a new location for the dredge will be the Dellhide Cove and will put eight (8) mounds with a few geotubes that have deteriorated. Current cost is \$175,000, the PPOA property owners have donated \$154,000. It will take a couple of months for the nationwide permit. Ron Pearrow stated to obtain the balance of money needed he would rather not go back to the owners. Lee Slataper stated the owners on Musket had stated they would donate since their earlier object stopped the Pirates POA portion of the project. Lee Slataper will ask the owners for a donation.

Discussion was held on how to obtain the additional funds needed and what the PPOA could do to keep the project moving. Upon motion duly made by Dick Kuriger and seconded by Bob Robinson, the following resolution was adopted by unanimous resolution. **RESOLVED THAT**, the Board approved to fund the engineering work and once the permit is secure than the PPOA will send a letter concerning the funding.

Dick Kuriger recommended we send out a short update. Ron Pearrow will work with Susan Gonzales on a mailing to the property owners.

**Pirates Landing Townhomes** – Ron Pearrow wants the PPOA to continue to pursue the membership of the PLTH in the PPOA. The Association attorney is working to resolve the issues. Bob Dove recommended a lien on the common grounds.

**Security** – Durand Fooks gave a security report. There have been some areas where burglaries have occurred in Pirates Beach and Palm Beach. There was a theft in Pirates Beach and the items were recovered by one of our patrolling officers. Ron Pearrow recommended some type of appreciation for the Officer. Upon motion by Dick Kuriger and seconded by Gary Greene, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved to give Officer Lisa a \$100 gift certificate.

**Directory** – George Coale stated the Directories have been printed. Susan Gonzales stated that Directories were mailed to those who are registered on the website. A postcard will be mailed to the owners who have not registered on the website, once they register the Directory will be mailed.

**Deed Restrictions** – Lee Slataper stated we are progressing many were closed and improvements are being made on driveways.

**4<sup>th</sup> of July** – Since the 4<sup>th</sup> is on Wednesday we do not expect a big turnout and will not be doing the fireworks this year. The 4<sup>th</sup> of July Children's Parade will be held on Wednesday July 4<sup>th</sup>.

**Architectural Review Committee** – Bob Robinson stated there were twelve permit applications. There were nine (9) approvals, one (1) pending, one (1) denial for refund, and one (1) needed additional information. Out of the twelve, three (3) were new homes.

**Website** – Ron Pearrow stated that Rex Ross will be taking over the website.

Jerry Mohn stated he would like the PPOA Association to recognize Marty Baker's 25 years of serve. Upon motion by Jerry Mohn and seconded by Dick Kuriger, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved to recognize Marty Baker for his 25 years of service.

Jerry Mohn stated that the PPOA needs to get FEMA funds for some type of restoration project, such as a dune construction or sand renourishment project. Anchor Bay will be doing a project next year. Expect the City to take the funds for a sand renourishment at the Seawall. John Lee former Coastal Strategies has knowledge in doing these projects. Jerry recommended he be hired for this project and he will be at the next meeting. Hoping for the \$7.3 million funding.

**Artist Boat Project** – Jerry Mohn stated they will do a half acre in Pirates Beach and 1.25 ac. In Pirates Beach West at a cost of \$6400. Artist Boat needs one (1) portapotty for the students and can only put it on private property. The Association has common areas on all of the beach access streets. They will also need access to water. Jerry Mohn stated he will work on watering locations.

**Erosion Response Plan** – Jerry Mohn stated they have requested from the General Land Office (GLO) for all coastal communities in Texas for mitigation and storm loss based on set backs. Recommend 4.1, 4' contour line where vegetation starts to grow. Created 75' going landward, 50' would be dune, 75' back nothing would be allowed – based on erosion rate of 2' per year with multiple of 20 years. Exemptions requested from the Planning Commission. There will be 676 properties affected. For Pirates Beach it would be the first and second row of homes.

It was recommended a survey occur right before Hurricane Season each year. Jerry asked the PPOA to make a donation for the cost of the survey. Upon motion by Jerry Mohn and seconded by Nichi Dunphy, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the PPOA contribute \$3000 for the survey.

**Beautification Committee** – Nichi Dunphy stated she reviewed the donations and expenses for the last five (5) years and it shows that the money has dwindled. We have not been able to add landscaping. The balance in the donation beautification fund is \$11,065. Nichi asked that the money from the Sales tax refund be placed in the Beautification fund. Upon motion made by Nichi Dunphy and seconded by Jerry Mohn, the resolution requesting the sales tax money be placed in the Beautification fund was tabled. Discussion was held on the need for the funds for the dredge project may become a priority.

**Laffites Cove** – Bob Dove stated that at the LCPOA meeting Beautification and Social issues were discussed. There are two (2) pending deed restriction amendments pending – storage of boats and trailers and short term rentals. The LCPOA has until May to obtain the necessary votes.

**Beach Cleaning** – Susan Gonzales stated that the application for the permits for beach cleaning have been submitted to the City of Galveston.

The meeting adjourned at 10:40 a.m.  
Susan Gonzales, Recording Secretary