

**PIRATES' PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Galveston Country Club**  
**July 14, 2012**

**MINUTES**

Pirate's property Owners Association Board of Direction meeting was held on July 14, 2012 at the Galveston Country Club. Ron Pearrow (PB), President called the meeting to order at 9:02 am . A quorum was established by the attendance of: Gary Greene, Bob Dove, Jerry Mohn, Suzanne Robinson, Lee Slataper, Nichi, Bob Robinson, and George Coale. Janet Hampton and Linda Hermon with CKM were in attendance.

The minutes were reviewed. Upon motion duly made by Nichi Dunphy and seconded by Lee Slataper, the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board approved the minutes of July 14, 2012 as presented.

Gary Greene reviewed the financial and collection report. Bank signatures was also discussed Upon motion duly made by Gary Greene and seconded by Jerry Mohn, the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board approved the financial and collection report as presented, it was further resolved that the signers on all bank accounts will be Ron Pearrow - President, Gary Greene - Treasurer, and Susan Gonzales – Managing Agent.

Security – Durand Fooks stated two guys from Houston tried to take jet skis, but were apprehended. Durand stressed the importance of filing a police report for each incident.

Dredge Project – Jerry Mohn is working on the dredging project, which will take approximately six to eight weeks. Permits are almost complete. The total cost \$220,000. Payments will be made as follows: \$20,000 at the end of August, \$20,000 in September, and the final payment of \$180,000 upon completion of the project.

Ron Pearrow commented this has been an extra-ordinary long seaweed season. Rob Minter has done a good work over the holiday with seaweed cleanup. The road grader has cost PPOA less then using the old method

Marie Robb, City Council Member and liaison on the Park Board stated they are working on coming up with an acceptable solution that will benefit property owners. Debris is the responsibility of the City. When the driftwood comes in the City is responsible for cleanup. City staff will come out and pick up when it is a safety issue. The Parks Board will be meeting to come up with the best solution that keeps our beaches open and protects our property owners. The Park Board said they are not responsible for the beaches on the west end. They are looking at cleaning the public access points. The tax that is generated on the West end is for the pocket parks. Trash is a public safety issue.

Ron Pearrow asked for an update on issues with erosion at the seawall by Dellanera Park. Per Marie Robb the Parks Board and the General Land Office and property owners are working together to make sure the area does not continue to erode. The replenishment project will begin at the end of the seawall to the west side of Seascapes. FEMA is covering part of this project.

Jerry Mohn stated the next West Galveston Island POA meeting will be Saturday and the Parks Board will attend.

Per Ron Pearrow there have been several complaints about dogs on the beach and Galveston has a leash law. Jerry Mohn stated there use to be a rules sign as you what was allowed and not allowed on the beach. While dogs should be on a leash the owners should bag their deposits. Dogs running loose can be a safety issue. Unfortunately, the City lacks manpower to enforce the leash law. Send Ron Pearrow the Scoop the Poop article. It was suggested asking the rental agencies to include something in their rental contract about dogs. Bob Robinson questioned the legal right to put up signs on the beach. The City needs to step up on their legal responsibility, as this should not be up to the Association. Ron Pearrow will send a letter to the City asking them about putting up signs and then see what they say and encourage people if they see a dog on the beach to call the police. Suzanne Robinson asked that we asked realtors to write a rule. Nichi Dunphy will work on this.

Upon motion duly made by Lee Slataper and seconded by Bob Robinson, the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board approved the nomination of Ron Pearrow as President. Ron Pearrow accepted the nomination.

Upon motion duly made by Lee Slataper and seconded by Bob Robinson, the following resolution was adopted by unanimous

vote. RESOLVED THAT, the Board approved the nomination of Gary Greene as Treasurer. Gary Greene accepted the nomination.

Upon motion duly made by Nichi Dunphy and seconded by Ron Pearrow, the following resolution was adopted by unanimous Vote. RESOLVED THAT, the Board approved the nomination of Lee Slataper as Vice President. Lee Slataper accepted the Nomination.

Deed Restrictions - Lee Slataper stated last month there were 58 noncompliance issues and now we are down to 47 and making progress. Nine issues are at the third level. Twenty-three issues are related to a yard or fence issue. He is focusing on the 23. Discussion held concerning turning certain noncompliance issues to the attorney for a demand for compliance notice. Upon motion duly made by Lee Slataper and seconded by Nichi Dunphy, the following resolution was made by unanimous vote. RESOLVED THAT, the Board approved to send B0129012, B0701007 and B020304 to the attorney for a demand letter. It is noted one account may have a sale in process and will need to receive new notices.

Lee is working on fencing guidelines. The ARC will review the guidelines. Lee is also working with Deborah at CKM and the City of Galveston. This information will be brought back to the board for approval.

ARC Chair Bob Robinson stated there were no plans therefore no meeting was held. In the last 6 months there has been 5 – 6 new homes.

Laffite's Cove for Bob Dove stated they are working on Laffite's Cove issues with the landscaping maintenance and lighting.

Janet Hampton also discussed the Community Emergency Response Team (CERT) training. For more information go to [www.galvestontxcert.samariteam.com](http://www.galvestontxcert.samariteam.com).

Social - Suzanne Robinson stated there was a great turnout for the 4<sup>th</sup> of July Children's Parade. Suzanne stated that Linda & Janet from CKM did a great job, everyone was pleased. Suzanne asked how many attended and Linda will email the Board.

Website - Rex Ross reported that the website is more user friendly. There is a directory on the website.

Directory – George Coale stated as members are signing up new Directory's are sent to the member.

Taras Romanchuk stated that the city of Galveston has rules on golf carts concerning insurance, stickers, etc. Is their a responsibility or liability issue if the Association allows a golf cart in the parade that is not street legal? Nichi suggested adding a waiver form to the 4<sup>th</sup> of July registration.

There being no further business the meeting adjourned at 10:19 am.

Janet Hampton  
Recording Secretary

Executive Session – Discussion was held on having a honorary/advisory Board member - The bylaws do not address it. The Board can appoint an Advisory Committee, with no voting powers – advisory only.  
Executive Session ended with no vote taken.