

**Pirates Property Owners Association
Annual Members Meeting
June 14, 2014**

The Pirates Property Owners Association annual members meeting was held on June 14, 2014 at the Galveston Country Club. Lee Slataper, Vice President called the meeting to order. Proxies received and the members in attendance established a the quorum. Directors present were Rex Ross, Lee Slataper, Chris Robb, Doug Little, Bob Dove, Jerry Mohn, Suzanne Robinson, Cathy Abernathy, Dick Kuriger, George Coale, and Michael Callahan. Susan Gonzales, President of CKM Property Management and Manager of the PPOA was also present.

The minutes were reviewed. Motion by Michael Callahan and seconded by Rex Ross, the minutes of the June 8, 2013 minutes were approved as presented.

Chris Robb gave the financial and collection report. Chris stated that the cost controls and good tracking is on going. Chris reviewed the budget stating that donations from Beautification, Security and Fireworks play an important part in meeting the Associations needs. The beautification funds go to all new planting and especially after Hurricane Ike were helpful in getting the landscaped areas replaced. Donations for Security ensure that the Pirates community receives adequate coverage. Chris stated that the finance reviewed the budget. The Committee consists of Chris Robb, Ron Pearrow, Doug Little, Jerry Mohn and Michael Callahan. The Committee recommended an increase based on consumer price index (CPI) of 2%. Chris noted that each community section is different on how the assessment is increased, some are based on Board decision, some on CPI, some are based on 10%, two section have no increase. At the next meeting Susan Gonzales will report on the assessment rates by Section. The budget, beautification letter and website information will be mailed with the assessment.

Discussion was held concerning amending the restrictions to make the increase provision uniform. An amendment requires 67% of members to agree. Motion by Rex Ross and seconded by Dick Kuriger, the Board by majority approved an increase by the CPI of 2.0%. Michael Callahan opposed. Motion by Jerry Mohn and seconded by Dick Kuriger, the Board by unanimous vote approved the budget for fiscal year July 1, 2014 – June 30, 2015.

Dredge Project – Jerry Mohn stated that the geo-tube installation is underway, and the marsh mound creation will begin soon after. We are finally moving on the project and it should be completed by July. Chris Robb stated the funds were collected from the property owners for this project. All funds were placed in the Coastal Beach & Bay Foundation where they will be distributed for the project. Lee Slataper stated approximately fifteen channel markers will be placed once the dredge project is completed. The PPOA will install approximately fifteen pilings, which will be installed by Olson Pilings.

A member stated that no wake buoy's need to be placed in Lake Como. Lee Slataper will look at installing one or two in Lake Como.

Election – Susan Gonzales conducted the election. Susan reviewed how Directors were elected based on their ownership. The bylaws were amended to provide for the four areas of Pirates Beach (PB), Pirates Cove (PC), Laffites Cove (LC, Pirates Beach West (PBW and Pirates Landing (PL). The number of Directors correlates with the number of lots. There are four positions open for election. Pirates Beach West, Pirates Cove, Laffites Cove and Pirates Beach. The nominees are Jerry Mohn-PBW, Ross Margraves – PB, Lee Slataper-PC, and Bob Dove-LC. The proxies and ballots were counted. Motion by Michael Callahan and second by Rex Ross, the members elected Jerry Mohn, Ross Margraves, Lee Slataper, and Bob Dove to three-year terms.

Rex Ross reported that over 1000 members are registered. There are over 2000 hits per month. A member asked the procedure to posting and emails to members from the website. Rex stated that the information comes from the Board and Board meetings.

Cathy Abernathy reported that there has been \$34,000 donated from property owners for the Beautification Fund. There are five (5) areas in Pirates Beach that have no landscaping. These areas will be our next project. We are working towards cutting watering and replacement expenses by planting drought resistant plants.

Bob Dove stated he is the President of the Laffites Cove POA and the Laffites Cove representative on the PPOA Board. Bob stated that the Laffites Cove POA covers only for the landscaped areas within Laffites Cove and some social activities; the rest of the responsibilities for the community fall under the PPOA. Bob stated he along with George Coale and Susan Gonzales are working on updating and improving the Hurricane Preparedness plan for the Pirates Community. Having backup with a good neighborhood watch and first responders group will help in the Hurricane Preparedness Plan. It was recommended to add handling toxic substances.

Jerry Mohn stated the West Galveston Island POA (WGIPOA) meeting will be next Saturday and held at the Jamaica Beach Fire Department. The purpose of the meeting will be for Hurricane Preparedness presentation. The meeting will start at 10:00 A.M. and will last two hours. The National Weather Service, Emergency Management, Fire Department and the Police Chief will be present and will be making a presentation.

Lee Slataper reported on the 4th of July Fireworks that will be held on July 5th at the Stewart Mansion on Stewart Road. The entire fireworks display is being funded by donations from many local businesses and members of the Pirates Community.

Lee Slataper stated there are 56 noncompliance issues. Seven of those noncompliance issues are at the third letter status. After the third letter the Board needs to decide the next action. Motion by Bob Dove and seconded by Dick Kuriger, the Board by unanimous vote approved to send the following accounts to the attorney to send a

demand letter requesting compliance. Accounts VrefNo: 1900, 4115, 4759, 4893, 4536, and 4798.

Motion by Doug Little and seconded by Dick Kuriger, the Board by unanimous vote approved to adjourn at 10:08 A.M.

Susan Gonzales, Recording Ssecretary