

Pirates Property Owners Association  
Board of Directors Meeting

The Pirates POA Board of Directors held a meeting on November 8, 2014 at the Galveston Country Club. Ron Pearrow, President at 9:00 A.M, called the meeting to order. A quorum was established by the attendance if Ron Pearrow, Lee Slataper, Doug Little, Dick Kuriger, Jerry Mohn, Chris Robb, Valerie Cone, Rex Ross, Cathy Abernethy, Bob Dove and Suzanne Robinson. Susan Gonzales with CKM was also present. Cliff Gunter was also present.

The Board reviewed the minutes. Motion by Dick Kuriger seconded by Jerry Mohn the board by unanimous vote approved the minutes of October 11, 2014.

Chris Robb gave the financial and collection report. Motion by Chris Robb and seconded the Board by unanimous vote approved the financial & collection reports.

A review of the Minter contract was held. Motion by Chris Robb and seconded Ron Pearrow, the Board by unanimous vote approved to increase the Minter contract by 10 % and to separate out the tree trimming with equipment rental at \$2076, labor at \$5000 and dump fees at \$1200. It was noted that the contract had not been increased since 2003. The contract also needs to include that Minter Services takes in all of the liability and holds harmless the Pirates POA and must carry workers compensation. Ask Minter how much it would cost him to get \$2 million liability policy.

Patrolling: Durand Fooks is not present due to his wife's illness. Ron met with GARM representatives to review the security issues with rentals issues.

Access Mats: Ron Pearrow stated that on a couple of street access points to the beach it was through a ditch. We have reviewed the use of walkovers and although we have FEMA funds for walkovers we would have to maintain the walkovers once built. We have looked at the mobimat or Accessmat and obtained bids. Motion by Ron Pearrow and seconded by Lee Slataper, the purchase of the access mats were approved at a cost of \$4,490.

Laffites Cove POA: Bob Dove stated that LCPOA is doing another Poker Run for May 2, 2015 and was asking if the PPOA would like to participate. PPOA stated yes they want to participate in the Poker Run. Motion by Chris Robb and seconded by Jerry Mohn, the Board approved participation in the Poker Run fundraiser.

WGIPOA: Jerry Mohn stated that the next WGIPOA meeting will be in Jan 2015. There will be a sand nourishment project at the end of the seawall. Jerry asked Angelo Grasso to put in a traffic counter for Grambo in Pirates Cove to possible put in speed bumps or stop sign. The Friends of Galveston Island State Park are doing a Fun Run and asking PPOA for a donation. Motion by Jerry Mohn second by Lee Slataper, the Board approved a \$500 donation to Friends of Galveston Island State Park.

Ross Margraves has resigned. Discussion was held concerning an appointment of a Director for Pirates Beach. Motion by Rex Ross and seconded Jerry Mohn the Board approved by unanimous vote, the appointment of Cliff Gunter as a Director to fill the term held by Ross Margraves.

ARC: Doug Little stated the ARC held a meeting this morning to review a dock structure. There have been no new houses, but we have had a number of remodels and new decks.

Valerie Cone volunteered to be involved with the organization of the Poker Run.

Ron Pearrow stated the cameras are being attached to homeowners Internet. It will save the PPOA about \$4000. No more business to Galveston Internet. We will occasionally need to replace equipment. As we replace cameras we will replace the HD.

We are in dispute with Apollo. Mediation occurred on Wednesday with no results. Doug Little, Cliff Gunter and the Associations Attorneys will review the strategy to move forward. We have 30 days from date of mediation to make a decision.

Dick Kuriger will be putting out four (4) "No Wake" buoys. Ron Pearrow stated our plans have been to properly mark the canals. Lee Slataper stated concerns that there is liability if the markers are marked incorrectly. Problem is that the channels need to be marked as to depth. It was recommended to speak with a surveyor and determine the cost to survey.

Cathy Abernethy obtained bids for new lighting. Cathy will purchase aluminum lighting with LED lights and will change the color at Christmas.

Discussion was held concerning the lighting bid and whether the funds should come from beautification funds or the operating fund. Motion by Chris Robb and seconded by Rex Ross, the Board by unanimous vote approved that the bid for \$6500 will be paid out of the PPOA operating funds and not beautification committee funds.

Lee Slataper stated we need to reserve our spot with the 4th July fireworks contractor. Motion by Lee Slataper and seconded by Chris Robb, the Board by unanimous vote approved to contract for the 4th of July contractor in the amount of \$19,000. A deposit of 50% is required. The 4th of July fireworks are paid for by donations.

Deed Restriction: Lee Slataper stated that here are 75 listed and most are for lawn care. One account has continued to refuse to comply and was recommended to be turned over to the attorney. Motion by Lee Slataper and seconded by Jerry Mohn, the Board by unanimous vote approved to turn reference number 4115 to the attorney for a demand letter to seek compliance.

Rex Ross, the adhoc committee explored other areas for the 4th of July events. Since that has been secured by Watermans Restaurant we will no longer need to look for a

location.. The website has had 30,000 hits. Discussion held concerning being able to look at the cameras online on the website. This is still be explored.

Discussion held concerning rentals. Bob Dove stated LCPOA put out a survey and 70% stated they did not want rentals. The Board will be reviewing an amendment to the restrictions.

Meeting adjourned at 10:30 A.M.

Susan Gonzales