

Pirates Property Owners Association
Board of Directors Meeting

Pirates Property Owners Association Board of Directors Meeting was held on March 11, 2017 at the Galveston Country Club. Ron Pearrow, President called the meeting to order at 9:00 a.m. A quorum was established by the attendance of Ron Pearrow, Lee Slataper, Chris Robb, Doug Little, Bet Jennings, Jerry Mohn, Cliff Gunter, Rex Ross and Valerie Cone. Susan Gonzales with CKM was also present.

The Board reviewed the minutes of January 14, 2017. Motion by Chris Robb and seconded by Doug Little, the Board by unanimous vote approved the minutes of January 14, 2017 as presented.

Chris Robb reviewed the financial and collection report. Chris stated the water is being turned on and off as needed to control the costs. We have continued to receive good response to the Security donations. The cost for patrolling is approximately \$50,000 per year. Motion by Doug Little and seconded by Dick Kuriger the Board accepted the finance and collection report.

The Board was introduced to the members in attendance.

On Spoonbill Lane there is a low spot where water is holding with 1-1/2 ' of water. The City of Galveston has agreed to a catch basin and clean out the drainage ditch. The cost to do this work will be forth coming and will be paid by the Association. The City of Galveston plans are to develop a proto type drainage plan and plan to redo the ditches in phases. The Ike Hurricane removed the geo-tube and destroyed the drainage pipes at the ends of the streets.

Discussion was held concerning the purchase of the beach cleaning equipment from the Contractor. The cost discussed was \$130 for the tractor & the surf rake, which is 3 – 4 years old. The offer is \$80K and the equipment could be stored at the maintenance barn. Annually the PPOA pays \$35K per year to clean the beaches. It was recommended it go to a committee for costs and their recommendations. [Marty Baker stated he would serve on the committee].

The zoning of the Hamilton tract was discussed. The Hamilton tract is situated between Cove Lane and 12 Mile Road along Stewart Road. Property owners in both Laffites Cove and Pirates Cove have great concerns that a change to the zoning would cause harm to their property values. An attorney has been hired by Laffites Cove POA to investigate the zoning issue. The property is now under contract. A second hearing before the Galveston Planning Commission is scheduled for April 4, 2017 at 3:30 P.M. Laffites Cove POA is asking the Pirates POA to support the LCPOA's effort to stop the zoning change and support them in opposing the zoning change.

Recommendations and comments from members of the PPOA Board: Make sure the commissioners know that you are a voter here or plan to change your voter registration to Galveston, recommended that the Commissioners and Council Members are aware of all the facts, if we lose at the City Council & Planning Commission then we are in favor of an injunction and fully support the property stays as residential.

Jed Goodall, President of the LCPOA asked for financial support in paying for legal costs.

Motion by Rex Ross and seconded by Lee Slataper, the Board by majority vote approved to support the LCPOA in their effort to keep the Hamilton tract as residential will pay 50% share cost up to \$12,500. The total cost is projected to be \$25,000. Motion passed with one opposed.

Lee Slataper gave the deed restriction report. 28 owners are at the 1st letter, 42 are at 2nd letter and 2 are at the 3rd letter status. Angle bracing is being addressed in Laffites Cove. There are two types of bracing, angle bracing is not allowed, cross bracing is allowed. The ARC hired an architect and provided an interpretation of the language in the restrictions.

There being no further business the meeting was adjourned at 11:07 a.m.

Susan Gonzales, Recording Secretary