

Pirates Property Owners Association

Board of Directors Meeting

The Pirates Property Owners Association Board of Directors held a Board meeting on October 14, 2017 at the Galveston Country Club. Chris Robb, President called the meeting to order at 9:05 A.M. A quorum of Directors was established by the attendance of Chris Robb, Lee Slataper, Ron Pearrow, Doug Little, Bet Jennings, Cathy Abernethy, Suzanne Robinson, and Dick Kuriger. Susan Gonzales with CKM was present.

The Board reviewed the minutes of September 9, 2017. Motion by Bet Jennings and seconded by Lee Slataper, the board by unanimous vote approved the September 9, 2017 minutes.

Ron Pearrow gave the financial and collection report. Collections are at 97% and expenses are tracking well. Motion by Ron Pearrow and seconded by Dick Kuriger the board accepted the financial and collection report by unanimous vote.

Susan will provide an accounting on the Poker Run.

Discussion was held on a delinquent account. Motion by Ron Pearrow and seconded the Dick Kuriger, the Board by unanimous vote approved to turn C0104032 to the attorney to file suit for collections.

Discussion was held concerning filling a vacant Board position due to a resignation. Motion by Dick Kuriger and seconded by Lee Slataper, the Board approved the appointment of Darryl Greenfield by unanimous vote.

Security Report – The PPOA has added an additional three (3) hours to the security patrolling. There have been a few incidents that made it apparent extra patrolling may help. Incidents such as individual sleeping under someone's home, catamaran stolen, and trespassing. The City of Galveston allocates their Officers by the number of calls they receive. Members need to call every incident in and call the non-emergency number.

Pirates Beach has had a lot of erosion, the first block drains towards the beach which creates erosion. Since Hurricane Harvey the General Land Office (GLO) started the Dune Access Restoration emergency rule, which allows dune restoration for a short period of time with relaxed permit process. There are two specific areas Buccaneer and Barataria – Kyle Hockersmith is working on a solution. On Buccaneer the City proposes to do a fortified dune with a concrete drainage and sand to anchor it. Pavers will be used and the existing dune will be vegetated. The City will put in a valve which will allow water to go out and not come back in. The cost of the project is \$25,000. To help fund this project the PPOA will pay half and the

Beach & Bay Foundation will pay half. Once we get this project completed and it is a success, the City would like to do it for the rest of the dune areas.

Motion by Dick Kuriger and seconded by Ron Pearrow, the Board by unanimous vote approved on a project of \$30,000, the PPOA approved to use \$15,000 out of the Beach Designated Fund and the Beach & Bay Foundation will pay the other half.

Lee Slataper gave the deed restriction report stating that there are 72 noncompliance issues, 43 are at first letter, 22 at second letter and 7 at third. Susan discussed the angle bracing issues which are being resolved. A canal inspection will be completed in October. One account is not responding and the board approved sending it to the attorney for home maintenance. Motion by Lee Slataper and seconded by Ron Pearrow, the Board by unanimous vote approved the send C0103036 to the attorney for a demand letter.

Lee Slataper, ARC Chair reported that there are builders who are not complying with the allowed building time. The project start time is six (6) months after the pilings have been set.

Suzanne Robinson stated there are no activities until Easter. Lee Slataper stated the PPOA did get a \$900 discount on the hotdogs for the 4th of July from Waterman's.

Bet Jennings stated the Hurricane Plan will be updated to include boat storage and builder clean up.

Meeting adjourned at 10:15 A.M.

Susan Gonzales, recording secretary