

Presidents Summary Report

PPOA Board Meeting September 12, 2020

The Board Meeting of September 12, 2020 was held via Zoom with almost 90 attendees present. Significant items that were discussed are:

Treasurers Report

- Financials
 - We have received almost 90% of the annual maintenance fees that were mailed out in July of this year.
 - Contribution balances to the 3 designated funds are as follows:
 - Beach Fund - \$127,127
 - Bay Fund - \$125,000
 - Hurricane Fund - \$150,000
- Credit Cards
 - PPOA is now testing the ability to accept credit card payments as a convenient option for homeowners to contribute to the following funds: Poker Run, Beautification, Security and Fireworks. Should the final test prove positive, this feature will be rolled out on the PPOA website.

Security Update

- Joe Ryan reviewed the Security Report from Chief Deputy Douglas Hudson and talked about the status of the Flock Security Cameras. We have a small holdup in receiving approval from the City of Galveston to place these cameras in the City Right of Ways, but that should be remedied next week.
- A Security Survey has been finalized and Joe is working on how to distribute the Survey out to the Community.
- The annual Security Fund donation campaign will begin soon

Deed Restriction Amendment Policy

- The Board voted to rescind the recently approved Deed Restriction Amendment Policy adopted at the July 26, 2020 Board meeting.
- The 4 petition requests limiting short term rentals that were submitted at the last PPOA Board meeting will be returned to the petitioners. The respective PPOA Sections may pursue an amendment on their own pursuant to the requirements of the Texas Property Code and their specific Deed Restrictions.
- It was noted that any resident of any Section could advance a deed restriction amendment on their own without involving the PPOA Board. If that amendment received a majority vote of the Members in that Section, it will become a valid deed restriction after it is filed with the Galveston County Clerk's office.

Hurricane Laura Beach Damage

- Significant damage was done to the dunes and beach access points at Pirates Beach and Pirates Beach West by Hurricane Laura.
- The GLO has established Emergency Rules allowing property owners to place sand on their dunes after completing a fast track permitting process. This Emergency Ruling will last for 120 days beginning September 1, 2020 and will expire on December 31, 2020. The Emergency Rules can be found on the PPOA Website.
- Mayes Middleton, our State Representative visited our beaches last week along with Marie Robb, Chris Abernathy and Lee Slataper to observe the damage. Before the visit, he was instrumental in obtaining cooperation from the GLO in adopting the recently published emergency rules. After our beach tour, he contacted the GLO and was told that the GLO can not place sand on private property per State Law, but that restriction does not apply to the City of Galveston. Mayes is a proponent of our beaches and has offered to continue working with the City, GLO and PPOA.
- Jerry Mohn is working on finding a beach quality sand source that can be used to restore dunes. That is in process.
- A Task Force was approved to address all of the immediate beach clean-up issues and to work with Mayes Middleton to develop short term and long term plans to improve our dunes and beach access points. The Task Force will also urge the GLO to extend the deadline for the emergency rules a few additional months. The Task Force members are: Chris Robb, Jerry Mohn, Marie Robb and Chris Abernathy. Residents with immediate beach clean-up issues should contact Chris Robb at: CERobb@gmail.com
- As news from the Task Force is obtained, it will be distributed via the PPOA Website.

Hurricane Preparedness

- Bet Jennings thanked the members of the Emergency Response Team for their efforts after Hurricane Laura. Thanks to Jay Hawkins for providing damage assessments immediately after landfall and bringing in equipment to help clear debris the streets.
- Bet will make changes to the Hurricane Plan based on what was learned from the Hurricane Laura response.

Pirates Landing Townhomes Request

- The Pirates Landing Townhome Association has been taking care of a piece of property just north of Mutiny Lane for over 20 years. It was recently discovered this property belongs to the PPOA. The PLTA is requesting reimbursement for their maintenance expenses.
- Two Board members volunteered to work with Mel Samuelson and present some reimbursement proposals for Board consideration.

Major Comments from the Open Forum:

- Mosquito spraying can only be done by the County. The PPOA can not voluntarily spray for mosquitos because of the permitting involved. It is recommended that residents report mosquito outbreaks to the Mosquito Control hotline that can be found on the PPOA website.

- One resident was concerned that her vacant lot has a lot of golf cart traffic causing ruts in her yard – mainly from underage drivers. Residents are encouraged to not allow their underage children to drive golf carts – it is illegal. Underage golf cart drivers that are not accompanied by an adult should be reported to the City of Galveston Police Department.
- It was noted that there were many boats on trailers parked in front of resident's homes during Hurricane Laura. During a storm surge, these boats can float off into neighboring homes causing significant damage. Residents are reminded to consider moving their boats to other locations away from homes for future storms.
- Many comments were made on how to amend deed restrictions to improve the short term rental problems in our area. The importance of having some sort of enforcement mechanism for homeowners violating deed restrictions and a registry for rental homes was emphasized by Purvez Captain and Brian Madison. Several deed restriction amendments have been suggested from the Pirates Beach work group headed up by Purvez Captain.