

PIRATES COVE TOWNHOME ASSOCIATION

Annual Owners' Meeting, Galveston Country Club

December 2, 2023

ATTENDEES

Jerry Brewer, #3, Paula Bullock, 1/8 #19, Allan Parker, #27, Mollie Hammonds & Ellen Wallace, #16, Gary Appelt, #2, John Leckey, #24, Janet Scalia, #14, Liz Cook, #32, Rick Rodriguez, #8. Virginia Brown, #17, and Mike Purcell, 1/8 #9, via Zoom.

CALL TO ORDER 2:00PM

Jerry Brewer, president, declared a quorum and called the meeting to order. The majority declared via proxies received.

BOARD MEMBERS

Board Members are Jerry Brewer, Paula Bullock, and Allan Parker.

APPROVAL OF MINUTES FROM LAST MEETING

The minutes were approved in absentia. To be posted online.

MAINTENANCE

Liz Cook, property manager, reported successful completion of the following projects: painting of trim, electrical metal covers over braker boxes, fire hydrant replaced, dock sealed & painted, 27 caps installed on pilings, rotten boards replaced. Landscaping well underway, sprinkler cost reduced for winter, no reported roof leaks within the year.

FINANCIAL

Jerry Brewer distributed a Financial Report with funds' update from the PCTH Operating Account, Accounts Receivable, SBA loan status, and significant expenditures. Insurance billing for Windstorm, Fire/Hazard, and Flood underway, paid by PCTH then reimbursed.

OPEN DISCUSSION

Jerry Brewer encouraged attendees to talk with anyone who may be interested in becoming a board member. There are three members presently, with an expectation of adding two. Rick Rodriguez would like the color palette of the entire complex to change. Liz Cook expressed her concern about management & financial issues with KRJ.

ADJOURNMENT 3:03PM

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