

PIRATES COVE TOWNHOME ASSOCIATION

Annual Owners' Meeting, Galveston Country Club

December 13, 2025

ATTENDEES

Jerry Brewer, Nan Brewer (3), Mike Purcell (9), Janet Scalia (6), Mollie Hammonds (16), Ellen Wallace (16), Alan Parker (27), Pat Stearns (30), Cristina Donelson (37).
Zoom: Pam Kreuzburg (31) and Chip Brewer (6).

CALLED TO ORDER

Jerry Brewer, president, called the meeting to order and declared a quorum.

NEW BOARD MEMBER

Pat Stearns, owner of #30 townhome

APPROVAL OF MINUTES FROM LAST MEETING

The minutes were approved, motion by Mike Purcell and Allan Parker

OWNERS SESSION

Mollie Hammonds expressed concern, in depth, about painting the a/c overhangs vs. power washing. Ellen Wallace described an issue with a fractional unit, where the renter did not have access to enter. She also expressed concern about the disease infestation on some of the golf course's palm trees.

PROPERTY MANAGEMENT

Liz Cook, property manager, provided a PCTH Update, and it is included as an attachment. Power washing of the a/c overhangs was approved; fractional issues under Mike Purcell's purview; palm trees examined by professionals to no avail.

SHORT TERM RENTALS

Liz Cook reported on issues with STR #19, where renters were not responsible residents on a frequent basis. Discussion ensued about how to control a better

renter profile, such as 90-day minimum, and higher rate to not undermine the complex. Jerry Brewer will work with our attorney for an opinion on how to edit Bylaws and CCRs to accommodate a more worthy STR status.

IMPROVEMENT OF PCTH COMPLEX

Liz Cook reported that the new paint color for all 37 garage doors and front doors would be accomplished right away. All driveways and walkways were also scheduled for power washing, including the sidewalk leading to the dock.

OPEN DISCUSSION

Nothing further.

ADJOURNMENT

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