

**THE SAN PATRICIO COUNTY
NAVIGATION DISTRICT NO. ONE
P.O. BOX 904
426 RANSOM ISLAND DR.
ARANSAS PASS TX 78335
Phone 361-758-1890**

The San Patricio County Navigation District No. 1 held a regular meeting on October 13, 2015, at 1:30 p.m. located Harbor West Office Building, 426 Ransom Island Drive, Aransas Pass, Texas 78336.

Allen Lawrence, lawyer and Commissioners Jay Attaway, Richard Palmietto, and Hector Rios were present.

Commissioner Attaway called the meeting to order at 1:40 p. m.

Commissioner Rios moved to accept the minutes of the regular meeting held on September 1, 2015. Commissioner Palmietto seconded the motion. Commissioners voted aye unanimously.

Commissioner Rios moved to accept the treasurer's report for the month of August 2015. Commissioner Palmietto seconded the motion. Commissioners voted aye unanimously.

Commissioner Rios moved to accept the treasurer's report for the month of September 2015. Commissioner Attaway seconded the motion. Commissioners voted aye unanimously.

Ross McElwee has represented his wife, Brenda P. McElwee, P.C. and gave the SPND Commissioners a representation letter with a written agreement of the terms to do the audit for the year ending December 2014. It must be signed by one of the Commissioners. Ross says that they have increased eleven percent in cost over the last four years that they have done the audit for the SPND.

Commissioner Rios moved to accept the proposal by Brenda P. McElwee, P. C. to prepare the audit for the year ending December 2014. Commissioner Attaway seconded the motion. The motion passed unanimously.

Greg Uselton D-20, a tenant in the C & D section has concerns over his electric meter reading for the months of June, July, and August which spiked tremendously during those months. Greg brought along his log book which he has kept since he purchased the boat in 1995. He records the time that he spends on the boat and what repairs are done to the boat. Greg was able to go back and see the time spent on the boat and explain to Joe that he spent 24 days on the boat during the quarter that the electricity was billed. When Greg received his bill he thought it was awfully high and that it had never been that high in the eleven years that they have been here at SPND. He got with Joe over the meter readings and the total kilowatt hour usage according to the meter reading was 1188 kilowatt for the 24 days spent on the boat during the 3rd quarter. Greg has a small sailboat and does not use the electricity when not at the boat. His boat has a battery operated bilge pump and the battery is less than a year old. Commissioner Attaway asks Mr. Uselton if he thinks the meter is wrong. Greg replied yes sir, " I am convinced that the meter is wrong". The reason Greg says that is he compares his house electric to the marina. His house used 1395 kilowatts in 30 days which is really close to 1188 kilowatts used in only 24 days at the marina. Commissioner Attaway says we will put in a new meter. Joe says the wrong meters were sent and so we are still waiting for the meters. Joe added that he thinks that it isn't the meter. Jay said we will put in new meters and will monitor the new meters to see if all circuits are working properly, then go from there. Mr. Uselton asked about paying the electric bill and was told to hold off until we get an answer to the problem. It was decided that if the meters are faulty then SPND will prorate fees and if the new meters are okay, then Mr. Uselton pays the bill. Captain Fred Commingore was given permission to speak and related he has never used electric while being here. He said a boat was using his electricity. He unplugged the cord and the man went ballistic. Captain Fred was saying that someone could be using Greg's electric and he just doesn't know it. Jay asked if this was possible to Joe. Joe says this doesn't happen because we keep an eye on it. Joe said they definitely would need a really long extension cord to plug into someone's electric. He has been reading the meters every day on the tenants whose meters spiked unusually high. Joe says that when Greg isn't here the meter runs at 4 or 5 kilowatts when not here. If they use the air conditioner 20 kilowatts is used. SPND will get Rick Cable, the electrician to look at the meter and the receptacle. Commissioner Rios moved to accept the replacing of the old meter to a new meter. Commissioner Palmietto seconded it. The motion carried unanimously by the commissioners.

Commissioner Palmietto moved to accept the Worker's Compensation insurance with TML in the amount of \$3,303.00 for the year from October 1, 2015 to October 1, 2016. Commissioner Attaway seconded it. The motion carried.

Commissioner Rios moved to accept the General Liability insurance with TML in the amount of \$519.00 for the year from October 1, 2015 to October 1, 2016. Commissioner Palmietto seconded it. Commissioners voted aye unanimously.

Commissioner Attaway moved to accept the Errors and Omission with TML in the amount of \$550.00 for the year from October 1, 2015 to October 1, 2016. Commissioner Palmietto seconded it. The motion passed unanimously.

Commissioner Attaway moved to accept the Crime, and Public Employee Dishonesty with TML in the amount of \$ 106.00 for the year from October 1, 2015 to October 1, 2016. Commissioner Palmietto seconded it. The motion carried unanimously by the commissioners.

Commissioner Rios moved to accept the Real and Personal property with TML in the amount of \$2, 773.00 for the year from October 1, 2015 to October 1, 2016. Commissioner Palmietto seconded it. The motion carried.

The possibility of raising rent by 5% starting in January of 2016 was tabled until November's meeting to be discussed in length.

Commissioner Rios moved to repair the men's restroom. The toilets have to be made at a cost of \$1975.00 for each plus labor charges. Joe says the plumber says it will take up to 4 to 6 weeks for parts to be delivered. It was decided to rent a skid-o-can until the men's restroom could be fixed. It was mentioned about getting a grant to help pay with some of the costs of repairing the men's restroom. Commissioner Attaway seconded the motion and it passed unanimously.

Commissioner Rios moved to accept the TWIA Wind/Hail Renewal by opting with option 1, total limit \$209,100 and premium \$2,954 for windstorm/hail coverages accepted. Commissioner Palmietto seconded it. The motion carried unanimously by the commissioners.

Commissioner Rios moved to accept that only board members and the office has permission to use the wireless. Commissioner Palmietto seconded the motion. Commissioners voted yes unanimously.

Commissioner Palmietto moved to accept Beth Rice, office manager to be a full-time employee (40 hours) starting November 1, 2015. Commissioner Attaway seconded the motion which passed.

Through discussion no motion was taken about the suggestion box. It was decided that anyone wanting to place suggestions could do so by putting written comments using the mail and payments box located on the door.

Harbor Managers report: Joe reported on wanting to remove the old dock box from F16. The commissioners said to tear it down. Joe discussed with the commissioners about John Anderson having back problems and going to the doctor. It was confirmed that he has degenerative disc disease and bone spurs. The doctor suggested light duty being 4 hours a day for 2 weeks. Joe was wondering if John could receive and use his vacation time for next year being 2016. Joe asked if it could be applied to this year 2015 to his pay since John has missed work due to his back condition. The commissioners told Joe that John could use next year's vacation time if John chooses to do so. Joe said he would ask John if he wanted to do this. Joe has been working 2 or 3 days to remove the seaweed from A32. The golf cart has not been working. It was suggested to Joe to have it fixed.

Tennant's comments: Captain Fred commented on when you guys decide to pass something do you put it on the agenda to notify the people who are involved. He likens it to taxation without representation. For instance, you're billed a \$10 fee for electric whether you use it or not. Jay considered it a maintenance fee because you have to maintain all of that. Richard says you need to take in account that a lot of these meters are on demand. Therefore, you are getting billed for a kilowatt hour and you are getting a multiplier. Captain Fred asked again when you pass something like that do you inform the community. Jay replied, "it's posted on the window". Captain Fred said he found out that the meetings are held at a time when most people are at work. He wanted to know if the time could be changed to the evenings so people could come and contest if they disagreed on matters. It was explained to him that the Navigation district has been meeting about 40 years like this. Captain Fred and the commissioners agreed to disagree on the meeting times. Captain Fred talked about the facilities being as tight as Fort Knox. He talked about removing boat engines and was told it is not allowed here. Joe mentioned the lease agreement states that it is not allowed on SPND premises. Jay said take it to a shipyard to be repaired or somewhere else.

Tennant's accounts receivables: Refer to SPND Billing A/R Aging Summary

The Board decided to chain the following customer's boats due to lack of payments more than 2 quarters in rent.

C-17 Doug Eldridge (chained & wife making payments slowly)

D-08 Charlie Westmoreland (cut the chain to his boat)

G-04 Tom Fagan (foreclosure procedures)

O-03 Angela & Mark Boose (chained and foreclosure process will be reinstated)

Bills were approved for payment.

There being no further business, the meeting was adjourned.

Secretary, _____

A handwritten signature in cursive script, appearing to read "Hector Boose", written over a horizontal line.