

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 18, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on August 18, 2001, at the Waterman Restaurant. The meeting was called to order by Jerry Mohn, President at 9:00 A.M. A quorum of was established by the Directors in attendance: Jerry Mohn, Marty Baker, Al Birdwell, Sharon Turnley, Sidney McClendon, Jim Steinbeck, designee; Bob Bowe for Bill Aimone; and Debbie Wright. Peggy Rapp and Boyd Carr were not in attendance.

Jerry Mohn introduced the City Galveston Mayor Bo Quiroga; City Council Member Diane Puccetti; and, Jimmy Tyree with the GLO.

Upon motion duly made by Marty Baker and seconded by Al Birdwell the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of July 21, 2001 as presented.

Al Birdwell reviewed the financials with the Board. He stated the Association has \$4,819 income this year with dues totaling \$4,125 that are still outstanding. The tax exempt application is pending.

Upon motion duly made by Jim Steinbeck and seconded by Marty Baker, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the financial report as presented.

Jerry Mohn introduced John Gray, President of the Friends of Galveston Island State Park (FOGISP). Formed in January, 2001, with a tax exempt 501(c)(3) status received, the main focus is to help the Galveston Island State Park and Management of State Park to further their goals. There are 2 activities planned; on September 15 there is a plan to reconstruct one of the bird towers to make it handicap accessible; and, on October 20-21, there is Lone Star Legacy Weekend where entrance to the State Parks are free. There will be scheduled events and free hamburgers and hot dogs. Mary Jane Hayden is the education coordinator. There are currently 66 family memberships to the FOGISP and people are encouraged to become members of this fabulous West End jewel and to contact John Gray (737-3154) and to visit the website at: www.FOGISP.com.

Chief Gregory Kunkel with the Galveston Area Ambulance Authority (GAAA) is raising funds for new EMS equipment. In 1995 it was created under Galveston County but received no funding from the County. It takes \$2.46 million to operate and the GAAA receives from fees collected \$2.3 million. They finally received \$150,000 from the City of Galveston but they are funded on a fee basis. The funds received are subject to reimbursement by the insurance companies, which are slow in returning or do not pay claims; therefore additional funding is needed. The main purpose to raise funds now is to refurbish an ambulance at \$26,000. They receive 9500 calls per year with 8700 in the City and the remainder west of 103rd street. If sufficient funds are not generated, cuts will be made to the West End where they will go from eight full time paramedics to four. Currently, the GAAA spends \$400,000 to cover the West End but receives \$220,000 as a reimbursement for services. An ambulance is at Jamaica Beach Fire Department with a supervisor and one paramedic. This should not limit the coverage due to the qualified fire department personnel on the West End who are trained in paramedics. Sidney McClendon stated that the agreement with the MUD was that the West End was to receive the same service. Having a split team is not the same service. Jerry Mohn suggested a committee with Terry McNearney spearheading the project to find a resolution to the problem. In the interim, the various associations on the West End should make a contribution to the GAAA.

Upon motion duly made by Marty Baker and seconded by Sidney McClendon, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to commit \$1,000 to the Galveston County Health District as amended.

Garry Kaufman, Vice President of the Galveston Insurance Associates, was the featured speaker with associates Linda Basset and Amanda Schmidt and led a discussion of windstorm, flood, and liability insurance issues. Gary stated that mold claims are the asbestos of the 21st Century. Insurance companies are not certain how to handle the claims and the State Insurance Commissioner is holding hearings on the issue. The Texas Windstorm Insurance Board was created in 1972 and all insurance firms doing business in Texas share the losses with any windstorm insurance claim. Five insurance companies, two consumers

and two agents are on the nine member board. It was stressed for all homeowners to be covered for wind-driven rain damage, which is not included under windstorm insurance. Wind-driven rain is water damage that occurs when rain comes through your roof without making a hole.

A discussion was held on the necessity of homeowners having flood insurance on the West End since most homes are elevated and rising water rarely occurs on the coast. Mortgage companies require flood insurance and at times wind driven rain could cause flooding and water damage to the foundation. It is the owner's decision if there is not mortgage. The consensus was that it is better to have flood insurance than to be without.

Directors and Officers Liability policies should be checked to see if the policy covers Director, Officers and Committees. Policies do not have to name the officers, directors and committee members and the policy covers past, present and future officers and members. The amount of coverage is for per incident and not for number of Directors, officers and committee members covered. D&O are claims made coverage. Sometimes if you change companies it starts the claims date.

CEPRA (Coastal Erosion Planning and Response Act): The projects under CEPRA I are almost complete. Jimmy Tyree of the GLO gave an updated report on the open projects. Projects are for dredging, and sand replenishment. CEPRA projects can only be for erosion response action. Some of the dredge projects do not have suitable sand and other alternatives are being looked at. Sand will come from an upland location for those projects, which did not have proper sand. CEPRA II will become effective September 1 and eighteen property owners associations from the West End have submitted for funds for approximately \$1.3 to \$2.4 million. Sand and dune renourishment CEPRA II projects total 34,000 linear feet or 6.44 miles of beach.

The Board of Directors had two very productive meetings with the City Manager Steve LeBlanc, Police Chief Bob Pierce, and Council Member Dianna Puccetti on July 23 and August 18 to cover issues of infrastructure, debris removal, elevation of FM 3005, and public safety. The main topic was a police substation on the West End but the problem with this is lack of funds and not in the budget. It is a goal of the City and it will be reviewed and addressed on a regular basis. The current Plan is to hire 14 more officers by end of the year. In the interim, the Board endorsed the Chief's recommendation that each association on the West End develops a "Neighborhood Watch Program" and volunteers go through a training course at a "Citizens Police Academy". Sharon Turnley of Sea Isle will coordinate the program.

Marty Baker and Jerry Mohn met with the GAIN (Galveston Alliance of Independent Neighbors) past President James Selig and President John O'Conner to discuss public safety issues common with the Island. It was recommended to form a task force of the two organizations to study the matter of public safety and public service.

Upon motion duly made by Marty Baker and seconded by Sharon Turnley, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to form a task force to work with GAIN in addressing public safety issues.

Marty Baker gave an update on the Galveston County Beach Erosion Task Force. The Corps of Engineers has feasibility study coming up and are wanting confirmation that the various government entities are ready to support a \$4 Million project over the next 4 years. The study will be to find a solution to the erosion problems from Sabine Pass to San Luis Pass. The study will make available Federal funds.

Jerry Mohn recommended to the Galveston County Beach erosion Task Force to hire a lobbyist full time. The cost would be \$18,000 with the WGIPOA participation would be \$6,000. The other members of the Task force must approve of the cost first.

In Sea Isle, General Manager Sharon Turnley advised the problem recently encountered with the City in collecting maintenance fees on city-owned foreclosed lots because of delinquent taxes. If a property is foreclosed and the taxes are forgiven, the maintenance fees are still due. A problem developed when the Assistant City Attorney made reference if the City pays the fees, the City should have use of the subdivision swimming pool, parks, boat launches, etc. It turned out to be a misunderstanding.

Jerry Patterson, 2002 Republican Candidate for the GLO Land Commissioner position will be the guest speaker at the September 15 WGIPOA meeting.

There being no further business to come before the Board, the meeting adjourned at 11:17 a.m.

Date Secretary