

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

July 21, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on July 21, 2001. The meeting was called to order by Jerry Mohn, President at 9:00 P.M. A quorum of was established by the Directors in attendance: Jerry Mohn, Bill Aimone, Boyd Carr, Sharon Turnley, Marty Baker, Sidney McClendon, and Vic Pierson. Susan McKirahan with C.K.M. Property Management, Inc. was also in attendance. Directors unable to attend were: Jim Steinbeck and Al Birdwell. Vic Pierson, was the designee for Jim Steinbeck. Jerry Mohn introduced Dianna Puccetti, City Council Member, Vic Pierson, Mayor of Jamaica Beach, Nick Saum, Legislative Aide for State Representative Craig Eiland, and Tessa Duffy, Galveston County Emergency Management Coordinator. Upon Motion made by Bill Aimone and seconded by Sidney McClendon, the following resolution was unanimously adopted. RESOLVED THAT, the Board approved the Minutes of June 16, 2001 as presented. Jerry Mohn gave the Financial report, income was \$5,625, Cash \$21,312 and Assets \$26,937. Upon motion duly made by Sharon Turnley and seconded by Marty Baker, the following resolution was unanimously adopted RESOLVED THAT, the Board approved the Financial Report as presented.

Ashley Frankson from UTMB spoke on the need for volunteers at the Children's Hospital. They presently have 12 volunteers and need a total of 100. Contact 409-772-2549 for additional information. Discussion was held on the Articles of Incorporation as it affects the Association's tax situation. In order to comply with the tax-exempt status the WGIPOA is seeking under a 501c(5) corporation for civic associations, Treasurer Al Birdwell recommended an amendment of the Articles of Incorporation, which are attached. The Board appreciated the work done by Al Birdwell. Upon motion duly made by Marty Baker and seconded by Sidney McClendon, the following resolution was unanimously adopted. RESOLVED THAT, the Board approved the Amendment of the Articles of

Incorporation. Sharon Turnley asked if the change would allow the Association to be able to hire political consultants to further the cause. The WGIPOA pays the Galveston County Beach Erosion Task Force, who hires the consultant. The WGIPOA cannot directly or indirectly participate or intervene in any political campaign but it was stated that the Association would be open to allowing political candidates to speak at the monthly meetings. The Candidates would be allowed equal time. Sidney McClendon stated cautions to doing this but also was interested in having candidates who were favorable to the WGIPOA to be elected. Jerry Mohn stated that the intent would be to involve the candidates on West End matters and to discuss the issues associated with WGIPOA. Marty Baker discussed the progress for the Galveston Beach Erosion Task Force. A meeting was held with the Corp of Engineers to discuss the beneficial use of dredged material that can be placed on the beach. There have been some setbacks due to Tropical Storm Allison silting up the channels in the Bay and delaying some of the CEPRA I projects. In addition, unforeseen problems developed such as when dredging hit mud, the job was stopped and it cost the project \$2500 per day for downtime. Sea Isle and Terramar have sand on the beach. Dredging will be finishing at Isla del Sol and moving to Spanish Grant and finally to Pirates Cove sometime in September. CEPRA II projects are being solicited and Project Goal Summaries (PGS) are due by July 30 to the City. Due to problems with CEPRA I dredge projects, they will not be considered for CEPRA II. Dune easements are not due July 30 and a GLO form will be required to be signed by all front row lot owners in the near future. CEPRA projects will put money back into the County. The City will review the PGS for qualifications and the GLO will grade each. Since the match was reduced to 15%, several Texas Coastal communities are submitting PGS and the request for funds will be very competitive.

Tesa Duffy, Emergency Management Coordinator, indicated the GEOTUBE project for Pirates Beach was over \$1 million. It saved FEMA \$2 to 3 million dollars had the GEOTUBES not been in place during Tropical Storm Allison because the tides would have gone under the first and possibly second row homes to cause severe damage. The GEOTUNBES on Bolivar peninsula also saved the homes from any storm damage.

The Board of Directors will have a meeting with the City Manager, July 23 to review issue and problems. One area of concern is the lack of a police substation on the West End. Sharon Turnley stated that due to an insufficient number of police officers in Galveston the West End lacks coverage. Sharon reviewed a recent slow police response incident in Sea Isle and the need for a substation. A request for a police substation on the West End has been made to the City. Sidney McClendon stated that the West End needs more patrolling especially since there is a high percentage of homes that are vacant. Discussion was held on the cost of providing a manned police substation. Jamaica Beach response time is 3 minutes. Sharon Turnley stressed the importance of Associations showing their support in favor of having a police substation on the West End. David Ewald of the City should be contacted to find out what your rate is for Flood Insurance. The higher your elevation of your home is, the lower your rate. Contact the Building Official with FEMA to inspect your home, they will check to see if you have living quarters on the ground level which is not in compliance with FEMA. Discussion was held concerning the importance of

establishing a favorable relationship with the Texas Department of Transportation to pursue the elevation of FM 3005, evacuation routes and breakwaters to help prevent further erosion of our roadways. Council Member Dianna Puccetti advised City Council adopted a resolution for TEXDOT to elevate FM 3005 and they did receive a response. No date has been set to evaluate the project and the WGIPOA will need to contact TEXDOT as well.

Copies of the Comprehensive Plan can be picked up at the Galveston Planning Department. On Thursday, July 26, at 8:30 AM, there will be a meeting for a final review of the Comprehensive Plan. This will be the last chance to have an inspection on the 20 year plan for Galveston. The density issue will be addressed in the Comprehensive Plan with four units per acre. A master planned community for larger areas will have a certain percentage of green area that will allow a cluster area with nine units per acre. The theme of the Comprehensive Plan is to have wide open green space and low density. The lobbyist or political consultant the WGIPOA used through the Task Force was very effective during the legislative session. The WGIPOA is looking at having the task force hire the lobbyist full time during the off session at a reduced rate to be the eyes and ears in Austin and to work on specific projects. Sidney McClendon gave an update on legislation: the West Galveston Island Conservation District passed as well as the Bolivar Public Improvement District Bill. An amendment of property code restrictions passed the House and Senate Committees but it was not brought up for a final vote. This bill as well as others did not make it but they will be put in for the next legislative session. Sidney listed issues that needed our support. The Coastal Coordination Council will be establishing rules and regulation for the GEOTUBES and we need to have input into these rules.

Jerry Mohn recognized Sidney McClendon for all of the time and effort he has put into the past legislative session, driving to Austin in support of the WGIPOA issues.

Jerry Mohn also expressed appreciation to the City of Jamaica Beach in allowing the WGIPOA to use their facility for our meeting.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Date
Secretary