

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 20, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on October 20, 2001. The meeting was called to order by Jerry Mohn, President at 9:10 A.M. A quorum of was established by the Directors in attendance: Debbie Wright of Spanish Grant Bay, Jerry Mohn, Marty Baker of Pirates Beach, Wanda Grier of Terramar Beach, and Al Birdwell of Bermuda Beach. Susan McKirahan with C.K.M. Property Management, Inc. and Jimmy Tyree with the GLO were also in attendance. Jerry Mohn introduced Vic Pierson, Mayor of Jamaica Beach; Jimmy Tyree with the GLO; and Dianna Puccetti, Council Member for the City of Galveston.

The financial report was given by Al Birdwell. He stated that they have \$2,850 in outstanding receivables which represents 12% being total assets of \$23,280 and cash of \$20,430, which is mostly a surplus from 2000 and 1999.

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

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

A letter from the United Way stating that the kick off is about to begin was sent to all directors and members. Marty Baker, President of the United Way stated that \$1.3 Million is the goal for the fund raiser, the needs of Galveston are significant and we need to take this information back to members to help support the United Way of Galveston.

Jerry Mohn stated that the Lone Star Legacy weekend this weekend at the Galveston Island State Park and the Park open to the public for free. The Friends of Galveston Island State Park, Inc, are providing free food during the event. The food was donated by various sponsors.

Jerry Mohn introduced Hud Hopkins, Director of the Scholes International Airport of Galveston. Mr. Hopkins stated that it is the fifth busiest general aviation airport in Texas and has the largest heliport fleet in Texas. When Scholes was built in 1933 it was a small airport but in 1942 during World War II the Army Corp took it over and in 1946 the Government turned the airport over to the city with revenue turned over to the airport. Scholes has two full-service, fixed base operators, it's a prime location for easy access to Central and South America, has 24 hour all-weather capabilities, and U.S. Custom agents on call.

The Airport has a 1200 acre plot, two 6,001' by 150' runways which can accommodate most aircraft including a Boeing 767. There are two 24 hour, full service Fixed Base Operators, an A & P station for major and minor repairs, plus rental car service and hospitality services for flight crews and passengers. Scholes will be receiving \$6.2 Million in federal money to do a drainage study, runway overlay, taxiway reconstruction, replacement of beacon and tower, airport master plan, construct an additional hangar facility and design and development of an FAA Certified Control Tower.

Scholes is in the non-aviation business since the property encompasses a golf course, a few construction companies, an industrial park, two hotels and a mini-storage warehouse. In addition on the property is also the Lone Star Flight Museum and Moody Gardens, which pays the airport \$100,000/year for use of the land. The airport houses 5 helicopter companies, 200 based aircraft, 50 base helicopters, 8 based jets, aerial photography and flight and ground schools. There are no local tax dollars that goes into the airport, it is completely self sufficient and they give back by paying for over \$600,000 a year to the city for administrative services.

The commercial flights were not successful previously due to lack of need. The main market is the offshore industry, helicopter and non aviation businesses. The FAA will perform a "noise study" test which will be done along with the Master Plan.

Jim Tyree of the GLO gave an update on the CEPRA I projects, which will be completed in the next 3 to 4 weeks. The sand used from a local sand source is being monitored. Dredging of Sea Isle is 3/4 ways through and they are placing sand at Terramar. Sand nourishment of Bermuda Beach and Spanish Grant Beach is now complete. Clay was noticed in some of the sand being placed on Spanish Grant and the operator was notified to replace the material with beach quality sand. Jimmy Tyree asked any participant that if they see the sand is not beach quality to notify the City or him immediately to rectify the situation. The second round of CEPRA II will be finalized in the near future and in November notification will go out to those whose projects that will be included.

Marty Baker gave a report on the Galveston County Beach Erosion task force stating that the engineering firm, Pacific International hired by GLO, is analyzing the erosion problems at Rollover Pass. Marty reported that the City, County, and Parks Board has signed off on the COE feasibility study. The Feasibility Study will be instrumented in our receiving federal money. Another project being done by the GLO, Texas Parks and Wildlife, US Fish & Wildlife, etc. is placing GEOTUBES behind erosion areas at Delahide Cove, a \$1.7.6 Million project. Marty reported that candidates thus far for the Commissioner of the General Land Office include former State Senator Jerry Patterson from Houston, State Representative Ken George of Dallas, and current State Senator David Bernsen from Beaumont.

Vic Pierson, Mayor of Jamaica Beach, stated their project in anchoring synthetic mats into the sea floor to break up wave action is progressing. It's a \$1.2 Million project and awaiting a COE permit to proceed, probably in 4 to 6 months.

A "Neighborhood Crime Watch" program was implemented for the West End and eight associations met with the Police Department to set up the program. This is the first step to increasing protection, everyone needs to participate. All it means is keeping your eyes and ears open in your subdivision and reporting strange events to the police. The police will come out to discuss the program with the association and the police want to become more visible in the area. The Neighborhood Crime Watch Program is a non-action committee except for contacting the police and reporting unusual things.

GAIN (Galveston Alliance of Independent Neighborhoods) continues to meet with the WGIPOA on public safety issues. A "Community Policing" mission statement has been prepared by GAIN and the WGIPOA task force will review the information for approval and implementation in November.

Jerry Mohn stated the Comprehensive Plan was approved by City Council with one

Exception on information pertaining to the West End and we expect finalization within the next two weeks. There was too much inconsistency in the Plan between what was originally inserted into the plan and the agreed to changes. Marty Baker stated the density issue is important where the West End prefers a lower density in construction but we need to balance this with developer goals. The West End prefers broad green space without the high rise construction on every block.

The City Council adopted a resolution in February to request the Texas Department of Transportation (TEXDOT) to study the elevation of FM 3005 primarily the area adjacent to the Dellanera RV park where it floods during any major storm and causes an evacuation problem. TEXDOT determined FM 3005 can be expected to accommodate a hurricane evacuation traffic demand in a 2 to 3 hour period. Dianna Puccetti advised that the area floods and documents will be provided on the past flooding on FM 3005. TEXDOT will perform a storm impact and drainage analysis later this year or early 2002.

Al Birdwell stated the need for more lighting just past the seawall going toward the West End. Diana Puccetti stated Stewart Rd can't handle the amount of traffic and requested the City Engineer to estimate the cost of widening and putting in gutters and the City is looking at this issue. The City is also looking into hike and bike trails to thread throughout the Island with the first one in the area of Campeche Cove and Stewart Road.

Texas Shore and Beach Association had their annual meeting on October 10th and a major topic concerned identifying sand sources. Dr. John Anderson from Rice University gave a presentation showing core samplings off Galveston Island and stated that the biggest sand source was in the bay. Although the WGIPOA approved to contribute \$2,500 for a \$20,000 TAMUG sand source study, the money is not needed yet and there may be sufficient information available to do the study without any funding.

Jerry Mohn advised that the Insurance Commissioner approved an increase in Windstorm Insurance residential rates by 18.4%. This was the first increase since 1995 and falls within the benchmark established by the State. The WGIPOA expressed concern since the increase is rather significant especially during a recessionary economy. Through the efforts of the Windstorm Action Committee, the recent 77th Legislative session passed legislation, effective January 1, 2002, that caps windstorm insurance rates to a 10% cap for the next three years.

Terry McNearney reported on the EMS situation and stated we now have a dedicated MICU ambulance unit with and two permanent paramedics at Station 4 (Jamaica Beach) for emergency services only for the West Island. Previously, since there is a low frequency of emergency calls on the West End, the unit was used in other areas of the island. Terry is working on in obtaining another unit plus two more paramedics.

The Port Merger will be voted on December 18 by Galveston registered voters to determine whether the City merges the Galveston Port with the Port of Houston.

Jay Smith, President of Palm Beach Civic Association, and in charge of the dune planting program, gave an update on the

project for the West End through Weiss Middle School. The plants are being grown by the students and they are targeting February when the plants will be ready to plant. The Riviera Condominiums are coordinating a dune plant project with the school. The projects are to start in February. Subdivisions will pay for the bus transportation for the children to plant the dunes.

The GLO Coastal Issue Conference will be February 24-26 at Corpus Christi.

There being no further business to come before the Board the meeting was adjourned at 10:25 a.m.

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