

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 15, 2001

The meeting of the West Galveston Island Property Owners Association was held on December 15, 2001, at the Galveston Country Club. The Meeting was called to order at 9:00 a.m. by Jerry Mohn, President. A quorum was established by directors present: Jerry Mohn, Marty Baker, Sidney McClendon, Sharon Turnley, Jim Steinbeck and Bill Aimone. Susan McKirahan with C.K.M. Property Management was recording Secretary. Also in attendance were Dianna Puccetti, City Council Member, Nick Saum, Legislative Aide to State Representative Craig Eiland; Lori Fields, Department of Planning; and, George Librado, President of the Galveston Real Estate Association.

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

RESOLVED THAT, the Board approved the Minutes of November 10 correcting parking for every 15' of beach and it can not be more than ¼ mile away and the motion opposed the construction of a five-story hotel next to Seascape since it was never seconded.

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.

It was stated that the WGIPOA did file 501.3(f) non-profit status.

The program was a discussion of the upcoming vote for the Port Merger and two speakers were involved; Mark Muhich presented the "pro" side and Alan LeCornu presented the "con" side. Mark stated the infrastructure is failing, warehouses are unsafe, docks are unsafe and they are unable to raise funds for these repairs. The Channel needs to be dredged and they cannot do it because the local match could not be raised. \$4 million is needed with the merger providing a \$100 Million infusion into Galveston. Galveston Port gives money to the City which is not a normal practice for other ports.

Alan stated that the port is a viable operating business and is giving away \$70 Million in assets (buildings, property, office equipment, equipment, etc) and we get two pieces of property. Once the merger occurs, the port does not belong to Galveston. The port is worth a \$100 Million in cash and is only in debt for \$21 Million so they are making a profit. Galveston Port's businesses are in sugar, grain, bananas, cruises and sulfur, not in the container business.

The proposed G.I.S.D. \$35 million school bond issue was debated. At the November meeting, the "pro" side for the bond issue was presented and today we had the "con" discussion. Carlos Pena, representing Families Against Higher Taxes for Poorer Education, is against the school bond proposal because it will close a middle school (Austin) and move those children to two larger schools (Central and Weis) and doesn't feel that it will help in education. Closing an East End school will not benefit economic development. It will have an impact on the neighborhoods if schools are closed. The group recommends setting aside the motion to close Austin Middle School and establish a committee to investigate a better course of action in order to keep the school open.

CEPRA I projects were discussed and with the recent completion of Terramar, all are now finished. There are 20 projects for the West End under CEPRA II worth approximately \$2.8 million. The GLO will grade the projects hopefully by the end of the year and we are confident Galveston will receive high consideration since the beaches are the most eroded in the State. There are \$80 million worth of CEPRA II requests throughout the Texas Coast chasing \$15 million available from the State.

Marty Baker, Chairman of the Galveston County Beach Erosion Task Force, stated they are focused on the feasibility study to be conducted by the U.S. Army Corp of Engineers and requested representation during the operation. The Government has authorized \$700,000 for the feasibility study. For the Stage 1 CIAP Funds of \$6.3 million available, Galveston has submitted three requests: a sand renourishment project for the entire West End; four [GEOTUBE® containment system](#) projects on the Bay; and, projects involving dune/beach access, walkovers, signage, debris removal, and parking areas. Stage II CIAP funds (\$1.1 million) calls for projects \$50,000 and less and the criteria for requests will be finalized shortly. Sidney McClendon and Jerry Mohn met with the Texas Parks and Wildlife on the Pirates Cove and Dellehide Cove project.

Dr. Terry McNearney, Chairperson of the WGIPOA EMS Task Force stated they have met with various groups concerning EMS on the West End. There is now a dedicated paramedic and one ambulance at Station 4 (Jamaica Beach Fire Dept) and we are trying to add additional EMT's (Emergency Medical Technicians) plus another transport unit. The reason for the EMT is not to depend on a first responder to transport the ambulance to the hospital. The EMT drives the ambulance for the paramedic and patient and is CPR trained. In addition, dispatch procedures will be streamlined and a feasibility study for a secondary emergency transfer system is being reviewed. The West End has 1/10 of the volume of City EMS stations but when there is a 911, do it is a real emergency. The EMS situation on the West End will be discussed at the City Manager meeting on December 17.

The Comprehensive Plan was adopted by City Council with the exception of West End exclusions. Marty Baker and Jerry Mohn are working on resolving the issues.

The WGIPOA Public Safety Task Force is trying to get a police substation on the West End. In the interim, the "Neighborhood Crime Watch" program in each subdivision is important. Currently, there are eight subdivisions participating in the program and more are needed. Sergeant Joe Giusti from the 53rd Precinct station will help communities set up the neighborhood watch program.

Public parking and driving on the beach are issues with the City and GLO and a new dune/beach access plan is in the developmental stages where the City has public comment meetings and the target date for completion is the end of January, 2002. Current problem with the West End is a lack of signage for public access to the beach. Most have been removed and need to be replaced because the dune/beach access plan requires signage. A parking space is needed for every 15' of beach and one public beach access point every 1/2 mile. Jerry Mohn stated a meeting will be necessary with the Presidents/Designees of the other West End Property Owners Associations to develop a program and to resolve the vehicular access and parking on the beach issue. The law requires public access for the beach of the whole city of Galveston. The WGIPOA needs to work towards limiting driving on the beach in front of subdivisions. The WGIPOA would like to propose with Board approval a dedicated Park Plan, hereto attached as Exhibit "A", for the San Luis Pass area that was prepared by Sidney McClendon. It would be presented at the December 18 Public Beach/Dune Access Plan meeting. The major advantages of the Park Plan, which would be handled by the City, is the protection of the beaches and dunes, safety issues, cleaner beaches, higher and better use of the beaches, and to prevent or retard erosion. The disadvantage is the cost to adopt and implement it.

Sharon Turnley reminded the Association that prior to the end of the year affected property owner's associations must prepare and submit a management certificate to be on file with the court office. As of January 1, 2002 all Community Associations in Texas must file Certificate of Management as defined in new act as Chapter 82, Sec. 209.004. The requirement is a result of an incident this past year in Houston when Widow Wenonah Blevins was in the process of losing her home to a community association foreclosure because of late property assessment fees.

With no further business to come before the Board, the meeting was adjourned at 11:30 a.m.

Date Recording Secretary