

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

February 15, 2002

The meeting of the West Galveston Island Property Owners Association was held on February 15, 2003. The meeting was called to order by Jerry Mohn, President, at 9:10 a.m. Directors in attendance were: Jerry Mohn-President, Jim Huddleston on behalf of Sidney McClendon-Pirates Beach, Boyd Carr-Isla del Sol, Wanda Greer on behalf of Bill Aimone - Terramar, Boots Galli on behalf of Jim Steinbeck – Jamaica Beach, David Boyd – Spanish Grant Bay, John Merchant on behalf of Al Birdwell – Bermuda Beach, and Peggy Rapp – Condo's, Also present was Susan McKirahan, WGIPOA Recording Secretary, from C.K.M. Property Management, Inc. Absent were Kathie Harty – Sea Isle and Marty Baker – Advisory Director.

Jerry Mohn stated that WGIPOA has been in existence going on now for five (5) years.

A review of the minutes was held. Motion by Peggy Rapp and seconded by Wanda Greer the following resolution was unanimously adopted.

**RESOLVED THAT, the Board approved the Minutes of January 18, 2003 as presented.**

Al Birdwell provided the financial report. Jerry Mohn reviewed the collections and the financial statements. The net equity is \$11,075.

**Motion by Peggy Rapp, second by Jim Huddleston, the Board approved the Financial Report.**

Jerry Mohn reviewed the election process for the election of Directors. Jerry stated that the nominating committee felt that since we have been very successful with this Board that we will continue on with the same. The nominating committee nominated Bill Aimone - Terramar, David Boyd – Spanish Grant Bay, and Jim Steinbeck – Jamaica Beach. Jerry called for nominations from the floor, there being no nominations from the floor; Jerry called for a vote by acclamation.

**Motion by Peggy Rapp, second by John Merchant, the members by acclamation voted to elect Bill Aimone -Terramar, David Boyd – Spanish Grant and Jim Steinbeck – Jamaica Beach.**

Jerry Mohn stated that the meetings will be changed. Every other meeting will be a General Meeting with alternating meetings having speakers.

The Board discussed the slate of Officers for the year 2003.

**Motion by John Merchant, second by Jim Huddleston, the Board approved the following slate of Officers:**

- **President Jerry Mohn**
- **Vice President Sidney McClendon**
- **Treasurer Al Birdwell**
- **Secretary David Boyd**

**BEACH ACCESS PLAN**

The Planning Commission will be having meetings with the affected subdivisions. Subdivisions built prior to 1993 do not have room for beach access. Relief for those subdivisions has been requested. It was stated that everyone should go to the planning meetings or at least write and email. It was recommended that members email the Planning Commission, City Council and the GLO. Ken Erickson will provide the email information to Jerry Mohn. Discussion was held concerning doing uniform signs for beach access.

## **CEPRA II PROJECT**

Jerry Mohn update the CEPRA project status and stated that only a certain amount of funds can be spent on any one particular engineering firm. The current firm, Pacific International Engineering, has almost reached the max limit of \$100,000 and a new firm will replace them, most likely by Shiner Mosely. Each subdivision will be visited and a design specific to the subdivisions needs will be drawn for beach renourishment. Under the CEPRA program each subdivision comes with a 15% match. The project is for \$2.2 Million, which involves seventeen participating subdivisions. CEPRA II is a \$15 Million project, which has to be approved every two (2) years. The current program expires the end of August. The new program, CEPRA III, will need our support.

**PUBLIC SAFETY** – Jerry stated that we are trying to do a PID – Public Improvement Development. There is already a cost increase for the sewer bond proposal and since this would involve a cost to west end property owners, the PID project will be placed on hold.

This project involves the elevation of FM 3005 West of the Seawall. State Representative Craig Eiland and Council Member Dianna Puccetti are working on this issue and have met with TXDOT. The study has begun and expects completion by August 15<sup>th</sup>. We plan to request TXDOT to do a study of the drainage issues on the West End. The major problems are at Karwakawa. At the next City Manager meeting we will meet with Brandon Wade, Director of Public Utilities, and hope to resolve the drainage issues. It is important that every subdivision with drainage issues should call Angelo Grasso with the City and also contact Eddie Janecke with the County, if you are not in the City.

TEA provides funds through the City of Galveston from the government for special studies. Dianna Puccetti is working on obtaining funds to elevate FM 3005, 8 Mile Road and 11 Mile Road to stop the flooding.

## **LEGISLATIVE MATTERS**

The Mitigation Bill for all beach and bay Counties expect to file next week, and be effective September 2005. Purpose is to obtain funding for long term projects. Nourishing the entire Galveston Island beaches is expected to cost at least \$100 million. The Federal Government would fund 65% of the cost and the remainder from the County/City. A source of funds such as the Mitigation Bill will profound the necessary match money for the project.

## **GENERAL LAND OFFICE & CEPRA II**

The GLO will propose a Moratorium Bill for a two-year grace period after a major storm to allow homeowners with structures seaward of the vegetation line to do repairs, before action is taken.

## **AMENDMENT OF 204.002 OF THE PROPERTY CODE**

Craig Eiland is to file this amendment next week. This amendment if passed will allow subdivision that has multiple Sections with multiple restrictions to amend by using one document for all sections. At this time

each section's restrictions have to be amended individually.

## **PARKING METERS**

The Mayor of the City of Galveston has formed an Adhoc Committee. No plan has been developed or provided at this time. The Adhoc Committee meeting is set for Monday, February 17, 2003 at 4:00 p.m. and is to be held at the City Hall. The WGIPOA deferred any decision on our position until more information is available.

## **PUBLIC RELATIONS**

At the January Special Board of Director's meeting it was recommended that information needs to get out to the public concerning our efforts and the needs of Galveston. There will be a press release announcing our 5<sup>th</sup> anniversary. We are also looking at producing a brochure. The Board approved the firm, Thomas-Barr Communications to do the public relations effort.

**Motion by Peggy Rapp, second by Wanda Greer, the Board approved by unanimous vote to spend \$500 to research, write, and distribute a press release on the WGIPOA fifth anniversary and to make follow up calls to the media.**

## **TEXAS SHORE & BEACH ASSOCIATION**

Jerry stated that the TSBA needs to be activated again. There is a plan to change the dues structure. The TSBA will be very affective in the Legislation. Jerry encourages everyone to join and participate. The new fee for membership is \$20. Information will be forth coming.

The American Coastal Coalition and the American Beach Coalition are looking at merging.

## **FEASIBILTY STUDY**

Congress passed the \$65 Million for shore restoration, with \$250,000 going to a study this year, the match of 75% came from Galveston County and a match of 25% from Jefferson County. The U.S. Army Corp of Engineers is satisfied with the progress of the study and expect completion in 2006. The Money available for the study in 2004 will be \$450,000.

Boyd Carr recommended that we request a speaker from the Corp. of Engineers.

## **SEWER**

Brandon Wade will go before the City Council for a rate increase and a bond issue. The sewers would be for everyone. In the five- (5) year program everyone on the West End would get sewers.

## **SHORELINE PROTECTION**

Jerry Mohn discussed a new type of tube called the "ProTec Tube". This type of structure is a three dimensional [GEOTUBE® containment system](#) type that offers added protection. Spanish Grant has requested a test project. The application goes through the GLO, which scored the project high and the Spanish Grant application has been approved. It has to be determined if sufficient funds are available from CEPRA.

Jerry recommended that other Associations needing funds for bay restoration projects should contact NOAA and the Galveston Bay Foundation. Information on this type of program was sent to all members. The Galveston Bay Foundation and NOAA has grants for \$5,000 and \$10,000 and the funds would be ideal in vegetating the bay areas behind subdivisions. They do require an in kind donation which can be the labor on the project.

Jerry stated that the Delehide Cove project will commence by mid year. Spanish Grant Bay would like to see the project extended to Starvation Cove area to protect their marsh lands from erosion. A PCA has been prepared and submitted to the GLO and if funds are available, the project will be acceptable.

The Mayor of Galveston will have an Adhoc Committee for the Hike & Bike trails.

## **COASTAL COORDINATION COUNCIL (CCC)**

The first Executive Committee meeting attended by the newly appointed member, Vic Pierson, mayor of Jamaica Beach, was held February 6 in Austin.

## **FRIENDS OF GALVESTON ISLAND STATE PARK**

The annual meeting will be held today at 1:30 p.m.

## **REGISTER AND VOTE**

Jerry reminded everyone to register to vote. Members living in Houston but owning a home in Galveston can split their registration by having one spouse vote in Houston and one in Galveston.

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

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