

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 21, 2003

The meeting of the West Galveston Island Property Owners Association was held on June 21, 2003. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors in attendance were: Jerry Mohn - President, Kathie Harty - Sea Isle, Al Birdwell - Bermuda Beach, Wanda Greer - Terramar, Tom Booth designee for Peggy Rapp of the condos, Vic Pierson designee for Jim Steinbeck of Jamaica Beach, and Marty Baker as an Advisory Director. Also present was Susan Gonzales from C.K.M. Property Management, Inc.

Jerry Mohn acknowledged local officials including Vic Pierson, Mayor of Jamaica Beach, Council Members Lyda Ann Thomas and Dianna Puccetti, and Durand Fooks Sergeant with the Galveston County Sheriffs Department. Corporate sponsors were introduced, Vic Pierson for Moody National Bank and Gary Greene of Gary Greene Realty.

Jerry Mohn stated that Craig Eiland was named by Texas Monthly as one of the "TOP 10 LEGISLATORS" in Texas for the 78th Session. We appreciate all of the work he has done for the Association and West Galveston Island.

The April minutes had been reviewed by email. Motion by Al Birdwell and Second by Wanda Greer, the Board approved the May 17, 2003 minutes.

FINANCIAL REPORT - Al Birdwell, Treasurer stated that \$3750 has been collected with \$3000 still outstanding for the year. The May meeting was the only expenditure. As of June 15, cash on hand is \$23,000. Our next big expenditure will be to fund the lobbyist in the amount of \$8000.

Motion by Tom Boothe and second by Wanda Greer, the Board approved the financial Report.

Jerry Mohn introduced Eliot Jennings, Emergency Management Coordinator for the City of Galveston. Mr. Jennings made a presentation on "HURRICANE PREPAREDNESS FOR THE WEST END".

What are the risks for where you live, if you are west of seawall- then that is your risk area? Considerations are the elevation of your home, hazardous materials near your home, weather conditions.

How do you receive critical information? TV and radio provide general information. You need specific, critical information through channel 16, internet-website, local media "first call" (calling system to call residents at their home - unlisted numbers need to give authorization). Buy an all weather radio (Radio Shack \$40 - \$50). This radio can be programmed to give warning for your specific county.

Personal Responsibility and Preparedness

- Develop a family disaster plan
- Develop a communication plan when there is an emergency (how does your family contact each other)
- Develop a disaster supply kit (water, batteries, battery operated radio, flash light, etc)
- Know the radio station(s) KTRH 240 - Galveston Emergency Station
- Comfort items - granola bars, snacks, games

- Medications - take them with you
- Evacuation plan - what route and alternate route, vehicle, destination (where will you stay)
- Need to evacuate in 15 minutes and need to practice your plan.
- Prior to landfall of a storm - there will be no shelters in Galveston County; most of Galveston is in a high risk area and shelters will be in North Harris County.
- Learn how to secure your home:
 - Where to turn off the water and electricity
 - The gas company wants the gas turned off at the appliance and not the main valve.
 - All external items need to be stored - they become projectiles
 - Verify that you have adequate insurance (Federal Flood Insurance will not go into effect for 30 days.)
 - Have family learn first aid and CPR.
 - Plan for the elderly and pets (Red Cross does not accept pets at shelters)
 - Practice & update plan
 - Drive the evacuation route
 - Update the plan

Condition Blue: take precautionary steps to check all systems, plans and back up plans. Most people that die in storms are due to the storm surge and not the winds. Mr. Jennings gave a scenario of a storm approaching Galveston Island and what occurs during and after landfall.

If the prediction for landfall is 72 hours away there is a 200-mile average error factor.

If the prediction for landfall is 48 hours away there is a 148-mile average error factor.

If storm is projected to make land on noon on Saturday, the storm will hit Friday at midnight.

The projection is based the eye of the storm and not the outer edges of the storm. The storms can travel at 10 mph and you will see the winds 12 hours before the eye of the storm reaches land.

If a storm's landfall is below Galveston, there will be a high storm surge, which could result in flooding.

Estimated evacuation time for a Category 3 storm is 28 hours .

Jerry Mohn extended appreciation to Mr. Jennings for the valuable information he provided.

Vic Pierson stated that the Jamaica Beach Annual Fire Department Fund Raiser will be held on July 5th from 9:00 a.m. to 1:00 p.m. at Jamaica Beach Park.

The Beach Access plan is out and the first meeting will be Tuesday, June 24, at the City Council Chambers at 4:00 p.m.

TORTISE & THE HARE: The slow moving turtle halted the massive \$2 million sand nourishment project that was to take place in July. A Kemp Ridley turtle nested on top of the dunes in Pirates Beach and laid 94 eggs and went back to the Gulf. The eggs were gathered by the local turtle facility and taken to the hatchery area in Padre Island near Corpus Christi. The turtle-nesting season is March through the end of October. The sand replenishment will resume at the end of October. "If you build it (Geotube/dunes), they will come" - We are very pleased to have the turtles nesting in our dunes.

PROPERTY TAXES: Members of the WGIPOA met with the Appraisal District and while a better understanding was accomplished, no reduction or promise of reduction occurred. If you home is a

homestead the tax can increase max 10% per year - to qualify you have to reside here 50% of the time and your drivers license must show the homestead address. Non homesteaded properties can increase as high as market demand will allow. The GCAD must appraise the residence at 100% of the market value with a plus or minus 5% deviation. The Controller of the Currency can withhold school funds if the appraisals do not meet the criteria.

LEGISLATIVE MATTERS - BILLS PENDING - Jerry Mohn provided an update.

HB 917: CEPRA Projects: This Bill allows counties and municipalities to incur debt to participate in erosion response projects undertaken by the GLO.

HB 1454: "Property Code 204.002" - This Bill will allow subdivisions to change assessments and maintenance fees. It will allow subdivisions with multiple sections and restrictions to be amended by using one document for all sections.

HB 1456/SB 710 - CEPRA Match: This Bill increased the match portion for any CEPRA funding from 15% to 25% for the beach and up to 40% for the bay. The GLO Commissioner can also undertake one large scale beach nourishment project each biennium with no match from the participants.

HB 1457/SB 554 - Moratorium Bill: This Bill allows the GLO Commissioner to impose a temporary prohibition up to two years on enforcement of the Open Beaches Act on structures seaward of the vegetation line after a major meteorological event as long as the structure does not pose a health threat or deny the public's access to the beach.

For the Coastal Protection & Improvement Bill, we will try again and submit it to the 79th Legislative Session.

CITY MANAGER MEETING: Major topics covered at the June 6 City Manager meeting include the Fuel Storage Tank and Hunting in the West End.

The Fuel Storage tank was installed and it is now operational with 2000 gallons each for unleaded and diesel fuel. The tank will provide service to police, fire and EMS to refuel. In addition, police patrols will be increased since the officers do not have to go back into the City to refuel, saving at least 3 to 5 hours daily.

Hunting on the West End will be limited to a specific distance from a house. We recommended 800 - 1000 feet. Current regulations are 150 feet and the Police Department will determine the trajectory of shotgun shells. Also, pistols, rifles, etc, will be banned except shotguns. In 2 or 3 years, the law can be changed to ban all hunting in the West End.

DELIHIDE COVE PROJECT: The WGIPOA applied for a Grant and was awarded \$16,500 by the Fish America Foundation for putting vegetation in the Delehide Cove marsh restoration project area. Next project is Starvation Cove above Spanish Grant Bay.

FOGISP: The Friends of Galveston Island State Park will have a "Star Gazing" party on July 19th at 8:15 p.m., at the Nature Center in the Park, north of FM 3005. This night will be good for sighting Mercury, Jupiter, and the space station.

There being no further business to be brought before the Board the meeting was adjourned at 10:45 a.m.
