

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 18, 2003

The meeting of the West Galveston Island Property Owners Association was held on October 18, 2003. Jerry Mohn, President called the meeting to order at 9:00 a.m. Directors in attendance were: Al Birdwell - Bermuda Beach, Tom Boothe for Peggy Rapp - the Condos, Shannon Hall - Jamaica Beach, Boyd Carr - Isla del Sol, Katie Harty - Sea Isle, David Boyd - Spanish Grant, Bay, Sidney McClendon - Pirates Beach, and, Wanda Greer - Terramar. Marty Baker was present as an Advisory Director. Susan Gonzales from C.K.M. Property Management, Inc. was also present. David Boyd - Spanish Grant was unable to attend.

Jerry Mohn introduced Mayor Bo Quiroga of Galveston City and Mayor Victor Pierson of Jamaica Beach. Introduced were also City Council Members Dianna Puccetti, Lyda Ann Thomas, and Johnny Smecca. Gill Langley President of The Parks Board, Wayne Cook, City Traffic Manager, Lori Fields-Department of Planning, and Pat Newson-Texas Beach and Shore Association, were present.

Also introduced were candidates: Lyda Ann Thomas and Johnny Smecca for Mayor, Beau Rawlins for District 6 for the West End, and Brian Lamb for County Commissioner.

Jerry Mohn introduced Corporate Sponsors: Victor Pierson - Moody National; Peggy Zahler with the Johnson Space Center Credit Union; and, Mike Brown with Silverleaf Resorts.

Upon motion duly made by Wanda Greer and seconded by Al Birdwell, the following resolution was unanimously adopted.

Resolved that, the Board approved the Minutes of September 20, 2003, as presented.

Al Birdwell reviewed the Financials with the Board. Mr. Birdwell stated that there is \$24,000 in the bank three members have not paid, and there is one outstanding account payable for Clay Pope for Lobbyist \$7,992. There are seven participants who pay the Lobbyist through the Galveston County Beach Erosion Task Force, we pay one-third.

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

Resolved that, the Board accepted the financial report was approved as presented.

CEPRA II: Projects are commencing. A pre-construction meeting was held with the engineering firm, Shiner Mosely, and the contractor, Apollo Environmental. Sand placement will start in the Pirates Beach area next week. Construction will continue to the middle of March. Where erosion was up into the homes, the placement will be where it was previously. Website for County, [http://www.gcoem.org/cepra/construction_schedule_\(10-14-03\).pdf](http://www.gcoem.org/cepra/construction_schedule_(10-14-03).pdf) has a diagram of the schedule for sand placement. There will be 212,000 cubic yards of sand with 17 participants. There are two sources of sand for the project and the one sandpit that is being dug will become a ski lake with cabanas around it.

CEPRA III: This project will be for \$7.5 million and the match for the beach area is now 25% and the bay area at 40%. There will be a zero match for major projects of minimum \$2.5 million. The Galveston County Beach Erosion Task Force will request Shiner Mosely to prepare a PGS (Project Goal Summary) each for the Bolivar Peninsula, Seawall area, and the West End for a zero match basis. Subdivisions that would like

to submit for the match to complete a PGS and turn in to the GLO by the end of the year.

Bills: Jerry Mohn stated our Lobbyist will be pushing the Coastal County Protection and Improvement Bill, which did not pass the previous session because of a fiscal note attached to it. This Bill is the funding source for major shoreline restoration projects.

PARKS BOARD: The Parks Board announced a cutback in beach cleaning services for the West End. Dianna Puccetti and Jerry Mohn had a meeting (see the minutes in the WGIPOA website) with the Parks Board President, Gill Langley, who reviewed the budget. In reality, the budget for the West End is the same as it was the previous fiscal year of \$490,000. The previous fiscal year budget was exceeded by \$200,000 because of cleanup after the tropical storms in late 2002. The number of trash pick ups on the beach was reduced but Mr. Langley reviewed the situation and will bring the Seaborne Corps to help beach and trash cleaning for the West End this fiscal year. The Parks Board will also make available additional trash cans if requested by a subdivision.

Gill Langley, President of Parks Board, made a special request for a position of support to the WGIPOA Board of Directors. The Parks Board recently approved a concession agreement with Big City Capitol to produce three major events a year on Stewart Beach in the off-season - from mid-September to mid-May. These events would bring world-class entertainers to the city in an effort to produce much needed business for hotels, restaurants, and retailers during slow periods, while generating additional beach user fees for the Park Board and tax revenues for the City. Those beach user fees will flow directly to beach cleaning, beach renourishment, and beach patrol. As such, they would have a direct and positive impact on the services we provide to the West End.

Motion by Sidney McClendon and seconded by Tom Booth, for the Parks Board initiative in their agreement with Big City Capitol. The President will convey this position of support to the Mayor and City Council members.

Shannon Hall reminded all the Board members there is a Chill Cook Off at 3 p.m. to 9 p.m. at Jamaica Beach City Park on October 18, 2003.

PID: Forming a PID (Public Improvement District) is a way of generating money to installing a "Sand Sock." Since Hurricane Claudette, several subdivisions have stated an interest in installing a "Sand Sock" but lack the finances. A meeting was held (see the minutes in the WGIPOA website) with the City's law firm, Vinson & Elkins, who suggested the use of a PID. A subsequent meeting was held with the City Manager, City Attorney, and City Council Member to determine if the approach is feasible. The City could initiate, but it is better to have homeowners vote in which there must be 50 percent support. The PID would have to be contiguous and this could be accomplished for beach subdivisions where participants could be the properties South of FM 3005. Additional meetings will be held with the City, the City's bond consultant, Knudson & Associates, and City Officials to develop a plan of action in which a PID would be in place by May, 2004, and installation of the San Socks could start after turtle nesting season in October.

Drainage: Meeting was held (see the minutes in the WGIPOA website) with Department of Utilities Director, Brandon Wade, and Manager, Angelo Grasso, on the recently completed Master Drainage Plan for Galveston Island. It is a \$75 million dollar plan with only \$4.6 million is target for West End. Major problem is the proper drainage from the Gulf to the Bay. There were not any specific plans for drainage in subdivisions with the exception of Bay Harbor and Sea Isle. Drainage pipes and ditches are recommended in areas adjacent the subdivisions. It was recommended that each subdivision should put together a list of the drainage problems and submit to the Utilities Department.

A major problem exists with FM 3005 blocking the drainage from the Gulf to the Bay. In addition, FM 3005 in many areas floods during high tides and storms and since this is the only evacuation route for the

West End, we have requested TEXDOT to elevate the roadway. TEXDOT is in the final study phases of a hydraulics plan for the West End and should be available in December.

GUEST SPEAKER: Jerry Mohn introduced Commissioner Jerry Patterson of the GLO. The Coastal Texas 2020 program was reviewed. Commissioner Patterson outlined the purpose and intent of the program, mainly to bring before the legislators for the next legislative session what the public would like to see happen for the Texas coast. The GLO has prepared a list of 34 questions they would like the public to address and to send back with comments. The questions must be returned to the GLO by December 5. It is called the Public Input and Scoping Document and open it at:

<http://www.glo.state.tx.us/coastal/ct2020/scopingdocument.html>

Commissioner Patterson opened the discussion to a question and answer session and everyone that had a concern was able to have it answered. The Commissioner answered questions on beach access, parking, and drainage. The Commissioner discussed beach access and vehicles on the beach. In 1962 Texas had a population of 10 million and today it is 21.5 million with Houston over 4.2 million people. His message was more people chasing fewer beaches. He will preserve vehicular access to areas where it makes sense. The Galveston beach access plan will not make everyone happy and he is looking for a happy balance. He discussed seasonal vehicle access in some areas. He mentioned that the Open Beaches Act means you have a legal right to be on the beach but do not have a right to drive on the beach. The Open Beaches Act does not indicate vehicles are allowed on the beach.

The Commissioner discussed the difficulty in defending 367 miles of the Texas Coast from erosion. The Commissioner discussed "Sand Socks" and better rules to allow more use of them. He indicated if we let the beaches erode, someone will have to take care of the infrastructure and either you defend the beaches now or you pay for it later. Defending the beach does not defend the property owners on first and second row, but it defends the island against erosion.

Other items discussed: Experiments with wood chips to help preserve vegetation are being explored. Beach and Dune rules are under review and there will be public hearings in various coastal cities to address the situation. The Beach and Dune rules were changed recently to allow clay core dunes. By June the GLO will have a long-term plan for erosion control. The Moratorium Bill that was passed in this past legislative session is in effect and used after Hurricane Claudette. Setbacks lines were discussed and this is a local issue.

FEMA: After Claudette they have denied claims for cracked slabs and the change in interpretation of flood coverage. There have been some equities and it is being researched. Anyone denied coverage from Claudette was requested to notify Al Birdwell, who is working with State Representative Craig Eiland and Congressman Nick Lampson on the matter.

Public Relations: A brochure is being prepared to help advertise and promote West Galveston Island.

A motion was made by Sidney McClendon and seconded by Wanda Greer, to approve the brochure at a cost of \$1,350. Motion approved.

Discussion held on placement of ads thanking sponsors.

Motion by Al Birdwell and seconded by Sidney McClendon, with an abstention by Shannon Hall due to a conflict of interest, the Board approved to place advertisements in the local newspapers, the West Beach Islander and the Galveston Daily News. The brochure can be placed on the Web site.

Future Meeting: Centex was scheduled to be the program for the November 15 meeting but had to cancel. Gil Langley, President and CEO of the Galveston Parks Board, will be the guest speaker.

Marsh Restoration: Delehide Cove marsh restoration will be done in January. The Starvation Cove project is under review and hopefully word on grant approval will be available in December. A new marsh bay restoration project from Bay Harbor, Terramar, Sea Isle, and Isla del Sol, is under review and consideration. It is a long terms project and could take 3 to 5 years project (Delehide Cove took 3 years to prepare).

EMS: If financial cutbacks were necessary, the City planned to reduce EMS spending for the West End by \$135,000. The City believes everything is satisfactory and encouraged residents to donate \$3 on their water bill to EMS. The importance in having an EMS unit out west is extremely important and no one appreciates how necessary EMS is until you need it.

There being no further business to discuss the meeting was adjourned at 11:00 a.m.
