

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

December 18, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on December 18, 2004 at the Galveston County Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors Doug Eibsen, Terramar Beach; Sidney McClendon, Pirates Beach/Cove; Tom Boothe, Condominiums; Bill Moll, Spanish Grant Bay; and, Jerry Mohn were present. A quorum of Directors was present. Susan Gonzalez, Recording Secretary and President of CKM Management was also present.

WGIPOA corporate sponsors, Bert Fineman from Sand 'N Sea Realtors was present. Bill Hiney from Galveston Parks Board and Bryan Lamb, Captain of the Constables and running for County Commissioner for Precinct 2 were present.

The November 20 Minutes were reviewed. Motion by Tom Boothe, seconded by Sidney McClendon, the Board approved the November minutes by unanimous vote.

Jerry Mohn gave the financial report. WGIPOA has \$19,281 cash on hand. Total assets \$20,281.

Motion by Sidney McClendon, seconded by Tom Boothe, the Board approved the financial report by unanimous.

Jackie Cole Report: City Council Member for District 6, Jackie Cole, gave a report of the past months activities. The West End Land Use Policy Committee is addressing issues left open from the Comprehensive Plan such as building height restrictions, setbacks, mitigation, wetlands, and excavation. The Committee is cleaning up the language in what the West End wants and do not want. Scientists, developers, residents and property owners are members of the committee. There are fifteen members and the committee is coordinated by the Department of Planning. Part "A" of the plan will become part of the Excavation Ordinance and Part "B" will require an environmental study. The Excavation Moratorium expires January 21 but sand nourishment and wetlands ordinances will be treated separately.

Developments such as Sun Set Cove, Anchor Bay, Centex, and Beachside will be grandfathered and not affected by the new ordinance.

No longer will large holes be dug for the purpose of selling sand. The depth of the excavation is being examined as to its affect on all areas of the West End. Geological maps will be looked at to determine the amount of excavation that will be allowed. What may be allowed are site excavation, site drainage and excavation for beach nourishment. Concerns with excavation that sand removal not be taken away from the island. Excavation for development is acceptable and any excess sand can be used for beach nourishment. It will be necessary to develop geohazard maps of the island to help with the geology and where to dig. Preservation of wetlands is critical and the community acknowledges that this is a fragile island.

The recent decision of Judge Kent on the Laffite's Cove Nature Preserve lawsuit against the US Army Corp of Engineers was discussed. Any future development will now require a cumulative environmental impact study for the past, present, and future.

Coastal Coordination Council: Sidney McClendon stated the Council met on December 9<sup>th</sup> and Sidney received an award. Sidney McClendon and Jerry Mohn made a presentation to the Coastal Coordination

Council on the Coastal Protection and Improvement Bill that would help fund major shoreline restoration projects along the Texas Coast. Sidney McClendon and Jerry Mohn also met with the GLO including Sam Webb – Director of the Coastal Division, Becky Gregg Deputy Commissioner Governmental Relations; Eddie Fisher, Coastal Director; John Lee from the County; and political consultants, to discuss a legislative agenda for the upcoming 79<sup>th</sup> Legislative Session. Discussions were held on funding sources for CEPRA. The GLO's goal is to get \$25 million for CEPRA and they are looking for permanent funding sources. An example of funding is a transaction fee for each sold property. Also looking at a fee of 2% on oil, but the oil companies are asking that the burden be shared.

Another meeting was held with Eddie Fisher concerning the Feasibility Study. Approximately 74 million cubic yards of sand were found approximately 1 to 2 miles off Galveston Island. At the Task Force and City Manager meeting the concern was rather than wait for the Study to be finished, we need to begin permit application now and to work with the GLO in securing a permit to harvest the sand. An environmental impact study will be required. Intent is to nourish beach back to where it was which requires going out 200 to 300 feet.

Hike and Bike Paths: There will be a Town Hall meeting to discuss bike paths. The meeting will be held on Monday, January 24 at 6:30 p.m. at the City Hall Council Chambers. Topic of discussion "Bike Paths".

Other: Wanda Greer in speaking for the 5500 Club and requested that the bollards be installed as requested in the new beach access plan.

Discussion was held concerning continuing the ads in the Islander.

Motion by Sidney McClendon, seconded by Tom Booth, the Board approved and expenditure of \$2183 for public relations for the year 2005.

ASBPA (American Shore & Beach Preservation Association): The President requested the WGIPOA again be a \$500 sponsor at the March Washington D.C. conference. The president plans to attend. Motion by Tom Booth, seconded by Bill Moll, the Board approved the Sponsorship of \$500.

PID: Spanish Grant is moving forward with the PID. Eighty percent of their community has an interest in the PID. They are looking at the application and the real hold up is the sand excavation. Affordability is the question as sand off the island is cost prohibited. They will need to file for the PID; cost would need to be collected first. Cost of the COE permit is \$4-6,000.

GIVRMA: Sand 'N Sea Realtors met with Jackie Cole concerning trash pickup. They are requested two pickups a week during the peak season. They are also trying to get more trash bins on the beach. The long term solution is 6 trash pickups per week.

Anchor Bay Development: Bill Moll stated that with the new subdivision behind them, it would cause harm to the Spanish Grant canals. At this time a study will occur by COE. They have appealed to the City Council to evoke the Land Plan Permit. On January 13<sup>th</sup> of appeal is to be heard.

Earthbond: Earthbond, Inc, from Hartford, CT, made a presentation to the WGIPOA. They have developed a liquid polymer that compacts sand for dune construction and vegetation. The polymer is mixed with sand and spread over an area. The unique advantage of the product is that it bonds the sand and holds it in place but it breaks up easily when applied pressure such as from a turtle crawling over it. The polymer will allow vegetation to grow in the sand and at the same time protect the area from wave energy in breaking down the dunes. Earthbond has met with the GLO and are willing to fund demonstration projects.

There being no further business to come before the Board, the meeting adjourned at 10:45 a.m.

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