

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 21, 2005

Jerry Mohn, President, called the Board of Directors meeting of the West Galveston Island POA to order at 9:00 a.m. The meeting was held at the Galveston Country Club on May 21, 2005. A quorum was established by attendance of Directors, Kathy Love and Al Birdwell - Bermuda Beach; Peggy Zahler – Spanish Grant Beach; Tom Booth - Condominiums; and Rich Heiberg – Pointe San Luis; Doug Eibsen – Terramar Beach; and Jim Stewart – Isla Del Sol. Susan Gonzales with CKM Property Management - Recording Secretary was also present.

Jerry Mohn introduced the Corporate Sponsors, Peggy Zahler with Johnson Space Center Credit Union; Claire Reiswerg with Sand 'N Sea Realtors; Vic Pierson with Moody National Bank; and Perry Culp with the new sponsor Apollo Environment.

Officials introduced included: Vic Pierson – Mayor of Jamaica Beach; Al Choate – Navigation District Commissioner; and, Mayor Robert Cheek - Santa Fe.

Candidates running for PCT 2 Commissioner were introduced and each gave a short presentation and included Al Choate, Robert Cheek, and Brian Lamb.

Jamaica Beach Mayor Vic Pierson stated that a party will be held the evening of June 18th to show appreciation to the Jamaica Beach Fire Department and everyone was invited. It will be held at the Jamaica Beach park.

The minutes were reviewed. Upon motion duly made by Peggy Zahler and seconded by Tom Booth, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the April minutes.

Treasurer, Al Birdwell gave the financial report. To date \$2750 has been collected and \$4750 is remaining to be collected. WGIPOA made a contribution to the Galveston Windstorm Action Commitee. Cash balance is \$26,000. Upon motion duly made by Tom Booth and seconded by Jim Stewart, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the financial report.

Jerry Mohn gave Al Birdwell a plaque in appreciation for his past five years participation as a Board member and as the Treasurer. Kathy Love will be taking the position of Treasurer. Kathy Love gave Al a clock in appreciation of all the years he has served on the Bermuda Beach Board.

Program: Sea Turtles: Carole Allen, Gulf Coast Director, and June Rodriguez, Volunteer Coordinator, for the Sea Turtle Restoration Project and HEART (Help Endangered Animals-Ridley Turtles) organizations. HEART was organized in 1982 to save the Kemp's Ridley sea turtle (*Lepidochelys kempi*) from extinction by educating the public and supporting conservation laws that protect sea turtles. The Kemp's Ridley was named for the biologist Richard Kemp. HEART serves as an educational referral source for teachers and students seeking information about the Kemp's Ridley and all sea turtles. A grass-roots all-volunteer organization, HEART strives to inform the public of breaking news about Kemp's Ridelys and the challenges facing their survival.

Carole presented a very informative slide show about the Kemp's Ridley sea turtle:

The Kemp's Ridley sea turtles are the smallest and most endangered of all the seven sea turtles of the world. Five of the sea turtles are in the Gulf – Kemp's Ridley, Loggerhead, Leatherback, Green, and Hawksbill. The Kemp's Ridley measures 23 to 29 inches long and weighs between 70 to 95 pounds and the shell is wide, grayish and heart shaped. The top is called the carapace and the bottom is the plastron. The turtle is covered by plates made of keratin or scutes, which is the same substance as a human hair or fingernail. They eat blue crabs, mollusks, shrimp, sea urchins, jellyfish, fish, snails, and sea grass. They have no teeth but a sharp beak with a bony ridge to tear food and Kemp's Ridley turtles do not hear but feel vibrations.

Kemp's Ridley nests during the day time and on windy days. Nesting season begins in April and ends in July and the incubation period for the eggs could last until October. The females come to the beach while the males always stay in the water. Males have tails that extend well beyond the margin of the shell. The temperature of the sand surrounding the eggs determines the sex – warmer sand promotes females. Kemp's Ridley's lay anywhere from 90 to 150 eggs and nest again 2 to 3 times a year or they may wait a year or two before nesting again. Predators such as raccoons and other animals eat the eggs and once the eggs hatch, they are often eaten by birds and crabs; once in the water, hatchlings are eaten by fish. Sharks attack both the juvenile and adult; usually 1 in 1000 of the hatchlings make it to adulthood.

Prior to 1990, thousands of the Kemp's Ridley's were drowned by shrimp trawlers but today with the T.E.D.'s (Turtle Extruder Device) requirement on the shrimp boats, the drownings have been reduced significantly. The main nesting area for Kemp's Ridley is along the Mexican coast. Eggs were taken from the nests and turtles were killed for food and leather.

During the U.S Government Headstart Sea Turtle program from 1978 to 1993, 2000 hatchlings were brought from Mexico each year and raised at the Galveston NOAA Fisheries Service for 10 months and released. Headstart turtles were marked with either a living tag on the shell, metal tags on the flipper, or "pit" tags. The Kemp's Ridley that just nested on Jamaica Beach in mid May was part of the Head Start Federally funded program and the turtle was 13 years old. A satellite antennae was attached to the carapace to track its migration movements.

There are still problems in protecting the Kemp's Ridley sea turtle. There should be more law enforcement to board shrimp boats to make certain the T.E.D's are operating and not closed. Oil spills and pollutants affect the Kemp's Ridley and they ingest plastic or other non-digestible debris, and boat propellers marine???

With protection from the Mexican Government and Endangered Species Act of 1973 and other laws passed in 1978, the Kemp's Ridley are making a comeback. In 1947, over 40,000 nests were counted near the Rancho Nuevo, Mexico, beaches. In 1978, there were only 300 to 400 nests but in 2004 the count is between 8000 nests. Texas had 42 nests last year.

Carole advised since more Kemp's Ridley nest near the Padre Island Seashore than anywhere else in the U.S., we need a marine reserve in State waters where shrimp boats would not be allowed. She suggested people write to Governor Rick Perry and Lieutenant Governor David Dewhurst.

Additional information can be obtained directly from Carole Allen at Email: Carole@seaturtles.org and June Rodriguez at Email: JuneRodriguez@aol.com.

HEART is a 501©3 organization and charitable contributions are tax deductible so please send to:

HEART (Help Endangered Animals-Ridley Turtles)
P. O. Box 681231

Houston, Texas 77268-1231

Phone/FAX 281-444-6204

Websites: www.ridleyturtles.org, www.seaturtles.org

Jerry Mohn stated that the WGIPOA is a member of the Friends of Galveston State Park and has been very supportive of their efforts and programs. A request for a donation as a sustaining member of \$500. Motion duly made by Doug Eibsen and seconded by Jim Stewart, the Board approved the following resolution by unanimous vote.

RESOLVED THAT, the Board approved a contribution of \$500 to the Friends of Galveston State Park.

Jerry Mohn stated that WGIPOA has been a corporate sponsor for the last two American Shore & Beach Preservation conferences and requested a payment of \$500 as a sponsor for the upcoming one in October in San Francisco. The visibility has been great and the WGIPOA is the only property owner association sponsoring the event. Motion duly made by Tom Booth and seconded by Peggy Zahler, the Board approved the following resolution by unanimous vote.

RESOLVED THAT, the Board approved a contribution of \$500 to the ABSPA.

Jerry Mohn stated that on June 18th beginning at 10:00 a.m. the Hurricane Preparedness program will be held at the Jamaica Beach Fire Department. This year the program will be on Windstorm Certification and Texas Department of Transportation (TDOT) evacuation. Galveston Island will have Hwy 45 designated for evacuation. There has been discussion by TXDOT to go to mandatory evacuation rather than voluntary evacuation. There will be cholesterol and glucose screening available. Luke's Barbeque will provide food. Food and drinks will be provided.

WGIPOA will hold their next meeting at the Jamaica Beach Fire Department to start at 9:00 a.m. Jerry stated that since WGIPOA is a sponsor funds will be needed for face painting and balloons. Motion duly made by Doug Eibsen and seconded by Jim Stewart, the Board approved the following resolution by unanimous vote.

RESOLVED THAT, the Board approved a contribution of \$500 to the Hurricane Preparedness Program.

Austin Legislative Issues

State Representative Craig Eiland submitted **HB 2128**, the CEPRA Bill that seeks 16 funding sources for \$32 million per biennium. –This Bill has not passed and is running into road blocks.

HB 1117 filed by Craig Eiland amends CEPRA to allow use of innovative technology in shore protection projects designed or engineered to reduce beach scour and also demonstration projects. This would involve a "ProTecTube" and a demonstration project. **This Bill has passed.**

SB 740 filed by Kyle Janek. This Bill is designed to deal primarily with Treasure Island and establishes the line of vegetation for a particular shore protection structure that interrupts the natural line of vegetation. **No update.**

SB 1044 filed by Kyle Janek and **HB 2946** filed by Craig Eiland is the Coastal Protection & Improvement Bill, which will provide funds for shoreline restoration projects out of the State's share of hotel/motel taxes collected in the first tier of Texas coastal counties. These funds can be used as the local match for major Federally approved projects. **This Bill has passed the House but still needs to go to the Senate.**

HB 1640 filed by Craig Eiland involves a 10% surcharge on Windstorm insurance policies to pay for removal of structures on the beach and private attorney's can be used. **No update.**

HB 592 filed by State Senator Mike Jackson. This Bill creates a Gulf Coast Legislative Working Group and a Multi-state Gulf Coast Legislative Working Group. Still in Committee. **No update.**

Property Owner Association Legislation:

HB 2215 by Rep. Kevin Bailey was passed by the House of Representatives May 10 and is on its way to the Senate for consideration. This bill contains provisions that would be extremely detrimental to POA's, their members, and real estate developers. For example, it contains provisions: likely to cause dues increases for all members (and increase costs for developers); requiring lawsuits to enforce restrictions; creating an environment where many violations will remain unheeded; allowing owners to refuse to mow, edge, water, weed, or otherwise maintain their lawn; potentially causing a budget crunch for associations; and that would lower property values and neighborhood aesthetics due to violations (landscape or any violations) being either unenforceable, or infeasible to enforce. Please notify your representative to vote "no". You can confirm who your individual representative is and get his or her contact information by going to the following link: <http://www.capitol.state.tx.us> and clicking on "Who represents".

CELL PHONES and EVACUATION: The first call notification in case of evacuation will go to the number you have listed. Absentee owners have their Galveston house phone number listed and should change it to the owner's resident number or cell number. The cell number is better for immediate response. Owners are encouraged to fill out a change notification on the "first call" form and send to the Galveston County Office of Emergency Management. The form is available at:

http://www.gcoem.org/Forms_Docs/First_Call_Notifications.pdf

CELL PHONES and EMERGENCY CALLS: When using your cell phone to call for a 911 emergency, the call will go to the mainland and the caller will need to advise the dispatcher to give you want the Galveston Island dispatcher.

PROPERTY TAXES: The members and group present at the meeting recommended WGIPOA Board to meet with the Chief Appraiser for the Galveston Central Appraisal District to see if the West End is receiving fair valuations. A meeting has since been scheduled for June 1. Any protest of tax valuation must be received by the GCAD by May 31st. If the property owner does not like the response a request for a hearing should be made by the property owner.

There are several cases to be made when protesting tax valuation such as unfair comparison to neighboring properties; totally out of value to selling price; and, if rental property – income level is so low the property value should be less (only if 100 % rental).

The West End pays 37% of tax base, and when you consider 38% of Galveston's tax base is not on the rolls, the West End is more than 50%. In the future the WGIPOA plans to meet with GCAD prior to the tax season.

GARM (Galveston Association of Rental Managers) – (Formerly Galveston Island Vacation Realtors Management Association) Claire Reiswerg stated that the GARM desires to promote good renters and neighbors. They have now hired Security Officers to work from 10:00 p.m. – 4:00 a.m.. To date with the new program they have had three (3) evictions and broken up several parties. Property owners can call 409-682-3603 for rental issues. The Security Officers will be used only by Realtors who are members of GARM, who includes Castaways, Century 21, Deem, Gary Greene, Island Realty, Prudential, Sand 'N Sea, and Wolverton.

To check lists see websites: GARMLS.com and HARMLS.com

Channel 16: The President attended a GAIN (Galveston Alliance of Island Neighborhoods) and they would like the Parks Board and Port of Galveston meetings to be televised just like City Council. They would like each to be televised at City Hall in City Council Chambers. GAIN would like to see if the WGIPOA would like the same. The Board and group present all favored the suggestion.

CEPRA IV PROJECTS: Jerry Mohn reminded everyone that subdivisions need to submit their projects. For projects on the beach there is a 25% match required and for bay projects the match is 40% and there will be a major one or two projects (\$1-3 million) at zero match.

The General Land Office (GLO) is looking for major projects for Galveston. We believe Spanish Grant, Bermuda Beach, Jamaica Beach, and just west of the Seawall are prime candidates for a major project.

Parks Board of Trustees: Jerry Mohn stated that WGIPOA supports Jeri Kinnear as a member of the Parks Board of Trustees and for members and property owners to Email City Council and the Mayor to appoint her.

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