

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

June 18, 2005

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on June 18 on the second floor of the Jamaica Beach Fire Department. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors, Marie Garrett – Bermuda Beach; Tom Boothe – Condos; Peggy Henry – Isla Del Sol; Wanda Greer – Terramar; Peggy Zahler – Spanish Grant Beach; and, Rick Heiberg – Pointe San Luis;

Jerry Mohn introduced Officials Vic Pierson, Mayor of Jamaica Beach; Eddie Janek, County Commissioner Precinct 2; and, Al Choate, Commissioner of the Navigation District. WGIPOA corporate sponsors were introduced and included Vic Pierson of Moody National Bank, Claire Reiswerg of Sand 'N Sea Realtors; David Murphy of Center Point Energy; and, Peggy Zahler of Johnson Space Center Credit Union. Candidates for offices were introduced and included Eddie Janek, Jr and Al Choate both for County Commissioner Precinct 2.

The Minutes were reviewed. Motion by Tom Booth and seconded by Wanda Greer, the Board approved the May 21, 2005 Minutes.

**RESOLVED THAT, the Board approved the May minutes.**

The new Treasurer, Marie Garrett of Bermuda Beach, gave the financial report. WGIPOA has \$27,740 cash on hand. There is a balance of \$3750 receivables to be collected in outstanding dues.

Motion by Wanda Greer and seconded by Rick Heiberg, the Board approved the financial report.

**RESOLVED THAT, the Board approved the May Financial Report.**

**Contributions:** Jerry Mohn suggested a contribution to the Jamaica Beach Volunteer Fire Department for all the outstanding work they do for the West End. The Board recommended \$500. Motion duly made by Wanda Greer and seconded by Marie Garrett, the Board approved the following resolution by unanimous vote.

**RESOLVED THAT, the Board approved a contribution of \$500 to the Jamaica Beach Volunteer Fire Department.**

Jerry Mohn stated requested a donation to the organization that spoke at the May 21 WGIPOA meeting – H.E.A.R.T. (Help Endangered Animals – Ridley Turtles). Motion duly made by Peggy Zahler and seconded by Wanda Greer. the Board approved the following resolution by unanimous vote.

**RESOLVED THAT, the Board approved a contribution of \$200 to the H.E.A.R.T. non-profit organization.**

**Center Point Energy:** David Murphy reviewed the recent power outages on the island and the type of preventive maintenance program the company has initiated. With all the development on the west end, major breaker problems developed, which will be corrected soon and the west end should experience much better service. A few members from the audience expressed appreciation on the service provided by Center Point.

**GARM (Galveston Association of Rental Managers):** Claire Reisweg introduced the security company the organization hires, Gulf Coast Security services, which are on call 24 hours a day, 7 days a week. The principal of the firm was also introduced, Gordon Morse, and the telephone number to call for any situation at a rental home: **682-3603**

**Property Tax:** Jerry Mohn reviewed the meeting the Board of Directors had with the GCAD (Galveston Central Appraisal District) and this information is on the WGIPOA website under the "Minutes" section.

Galveston County Commissioner Eddie Janek discussed his desire to see Commissioners Court on Monday, June 20, to freeze property taxes for senior citizens, 65 and over, and the disabled. The Board adopted the following resolution:

**RESOLVED THAT**, the Board approved a resolution to request Galveston

County Commissioners Court to freeze the property taxes for homesteaded properties for senior citizens, 65 and over, and for the physically disabled.

Marie Garrett will represent the WGIPOA Board and deliver the resolution at the hearing.

**Legislative Matters:** Only two important Bills passed in the 79<sup>th</sup> Legislative Session that are of interest to the WGIPOA and Galveston County Beach Erosion Task Force:

**SB 517**, which allows demonstration projects to be involved in the CEPRA program.

**SB 1044** involves efforts by coastal counties to mitigate coastal erosion and improve public access to public beaches. The Bill lacks a funding mechanism but the important aspects and body of the Bill was passed. When the Legislature resolves the education funding issue, we then can incorporate a funding source in the next legislative session. The Board acknowledged the exemplary work of Sidney McClendon, who worked on the Bill for six years. This Bill will allow coastal communities to come up with a large match for major federally sponsored shoreline restoration projects.

**CEPRA:** The Legislative Session provided only \$7.33 million for CEPRA IV coastal projects for the Texas coast the next two years. This is less than the \$7.38 million for CEPRA III. The WGIPOA is actively promoting to the GLO that a major project with no match be used for the West End. The WGIPOA requested all subdivisions to submit a Project Goal Summary before the July 1 due date.

**Telemedicine:** Jerry Mohn reported the Telemedicine project is progressing with the facility located at Jamaica Beach. UTMB is actively behind the project with support for location by Jamaica Beach. The WGIPOA will have a presentation on the project as the time of implementation approaches.

**West Bay Shoreline Restoration:** The group involved in the protection of the west bay marshes met June 17 and are preparing a long term Master Plan that will involve State and Federal funding agencies. The project will tie in with a subdivisions channel dredging programs to build terraces and mounds and in filling sand socks to protect marshes.

There being no further business to come before the Board, the meeting adjourned at 9:45 a.m. to participate and attend the Town Meeting for Hurricane Preparedness, Evacuation, and Response, sponsored by the WGIPOA and the City of Jamaica Beach.

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The WGIPOA appreciates the hospitality the Mayor and citizens of Jamaica Beach extended to the West End for use of the Jamaica Beach Volunteer Fire Department facilities for the Hurricane Preparedness,

Evacuation, and Response meeting. A great partner for the West End.

Notes from the Hurricane meeting: 10:00 AM – 12:00 Noon

National Weather Service: Bill Read: Reviewed pictures of the storms and damage that hit Florida in 2004.

Texdot Department of Public Safety: Clay Kennelly: Evacuation Corridors: They will know 16-20 hours before announcing to evacuate. The goal is to move maximum amount of traffic or biggest volume in the shortest period of time. When storms reach around 39 MPH, a mandatory evacuation will be called. The law will not check each house or building to see if the habitants evacuated. However, as a joke they will check with the neighboring homes to see who is the next of kin for the people staying. Another comment was if someone will not evacuate for them to practice what it will be like to be in a home without sewer, water, and electricity for at least three days.

The corridors will be:

- I-45 for Galveston Island and the shelters will be in Huntsville.
- Route 146 for the areas east of I-45 and the shelter destination is Nacogdoches.
- Route 6 for the areas West of I-45 band the shelter will be in College Station.

Galveston County of the Office of Emergency Management: Eliot Jennings – Emergency Management Coordinator Galveston County made these recommendations to guard your safety:

- Learn what your risks are with a storm surge and high wind.
- Learn where and how you will receive critical information
- Put together a disaster supply kit
- Prepare an evacuation plan
- Learn how to secure your house
- Make certain you identify family members with special needs
- Practice your plan
- Update your plan

Websites to look for information:

[www.goem.org](http://www.goem.org)

[www.srh.noaa.gov/hgx](http://www.srh.noaa.gov/hgx)

[www.ready.gov](http://www.ready.gov)

Emergency Telephone Numbers:

281-309-5005

800-393-0203

Fax: 888-534-5607

City of Galveston Emergency Management: Charlie Kelly: The City follows the program of Galveston County Office of Emergency Management with preparedness and evacuation. The response area will be covered by the Department of Utilities and Planning.

Director of Public Utilities: Brandon Wade: If you evacuate, turn off the water because if the storm water gets high and the overall system gets high, it could affect the shut off valves for the west end. Turn off the water before the storm hits the island because water lines can be severed. After the storm, purge and run all the water lines when you return home.

Secure trash cans before leaving because they can cut sewer lines. After the storm, separate green wastes and bulk items when you return. If you get rid of a refrigerator, the City will pick them up but the Freon has to be removed first. The City will push trash and debris out of the roadway first.

Department of Planning: Andrea Madison: The Planning department will get you into your house as soon as possible so be patient and understanding when you return after the storm for permits or procedures.

Five different types of permits:

- Emergency building permit – you can call in within 24 hours and obtain a permit. Regular building permit – 1000 feet of the mean high tide line.
- Construction permit.
- Emergency beach front permit, which is GLO coordinated and there are temporary orders for specific types of repairs.
- Administration approval of certain items immediately after a storm rather than wait the usual 2 to 4 months. These can be issued within 24 to 36 hours after a request.
- Storm issued emergency permit.

Do not do any work without a permit or the proper permit. For any type of insurance reimbursement, you need the correct paper work in place. Siding and fences are not considered priority items and emergency permits for this type of work will not be issued immediately. Include in the emergency kit a disposable camera to take pictures of the damage. Document the areas and get two sets of prints.

Insurance: Linda Bassett of GIA advised the windstorm insurance coverage increased 2/14/05 from \$250,000 to \$1.5 million. More people are killed after a storm than during one from snake bites, electrical, etc. Survey your house inside and out. Bring your policies with you when you meet the claims people. If you call in the damage, send in photos.

The claims adjuster needs to see the damage first hand. Mark the address of your house on the outside with spray paint so the adjuster can identify your house quickly.

- If the street signs are down, mark the street with the name.
- Get written estimates.
- Deal locally.
- All work must be code compliant.
- Use an inventory form – one is available from GIA.

Windstorm Inspection Certificates: Brenda Donalio advised windstorm insurance inspection certificates are required for any construction on a WPI-8 Form. Information in what is required can be obtained on the TDI website at: [www.tdi.state.tx.us](http://www.tdi.state.tx.us) and the click on "Windstorm". There is also a section on the products approved by the State for seaward areas. Construction must comply to code and be certified by a windstorm inspector.

Galveston County Emergency Management new headquarters is located in the first building of its kind in the U.S. with the Galveston County 911 District, and members of the Texas Division of Emergency Management. This exciting partnership will help the agencies better mitigate, prepare for, respond to and recover from all types of emergencies or disaster situations in Galveston County and the region. The building cost \$5.5 million, and will withstand winds of 155 mph and a Category 5 hurricane. The Galveston County Office of Emergency Management is located at 1301 FM 646 Dickinson, TX 77539. It is located off Exit 20, both north and south bound on I-45.

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