

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

February 21, 2008

The West Galveston Island POA Board of Directors held a Board meeting on February 21, 2009 at the Moody Gardens Hotel. Jerry Mohn, President called the meeting to order at 9:00 a.m. A quorum of Directors was present with the attendance of: Bill McFarland – Bermuda Beach, Marty Bilek – Dunes of West Island- Boyd Carr- Isla Del Sol, Peggy Zahler – Spanish Grant Beach, Tom Boothe – Condominiums, David Stewart – Sportsman Road, Sidney McClendon – Pirates Beach, Debra Phelps - Pointe San Luis, and Gary Lelvis – Acapulco Village.

Introductions of Officials and Corporate Sponsors were held. Peggy Zahler represented Corporate Sponsor Johnson Space Center. Dianna Puccetti, former city council, Gordon Morse – GARM and police, Ben Rahmey - GLO

The minutes were distributed by email. Upon motion duly made by Tom Boothe, and seconded by Peggy Zahler, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of January 17, 2009 as presented.

Marty Bilek gave the financial report. Marty stated that the total assets are \$22,112, cash is \$20,013. \$16,441 was expended on the lobbyist. Upon motion duly made by Peggy Zahler and seconded by Tom Boothe, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the Treasure report.

Help4Galveston – Erin Toberman – Damaged Property due to Ike? Not sure exactly where to start or what needs to be done? Muck out, gutting, Debris removal, Sheetrock installation, interior or exterior repair and painting, roof or siding repair, yard clean up and landscaping. Call today City of Galveston's volunteer Reception Center (888) 425-5439, extension 1, Monday – Friday 8:00 a.m. to 5:00 p.m. or [help@help4galveston.org](mailto:help@help4galveston.org). Erin stated they are working with over 30 different entities. There are also opportunities, 10,000 volunteers. Helping with clean up and restoration. Boy Scouts, college students. Faith based and natural based organizations help disabled, ladies groups. They are looking for projects looking to clean up, build and beautify. Community parks wetland areas, Volunteers are available at any time during the week or weekend. Erin stated for safety reasons they cannot clean along Stewart Road or FM3005.

The will also do painting or erect a fence and plant landscape. If you buy the plants they will plant. They do not do demolition.

**Gordon Morse – GARM (409-682-3603)** and West End Police Report. Gordon stated patrolling has been patrolling during the day. Workers have been breaking in to sleep in some of the homes. Gordon is also driving the beach to stop the driving on the beach. Please be visual and keep in touch with your neighbors and report all crimes.

**GLO Kate Perschau** – Weekend Mobil Unit, Ben Raney stated he is here to explain the mobile unit is at Jamaica Beach City Hall. The idea is to provide information to explain the 4.5 temporary line of vegetation. There are maps that will show your property in relationship to the 4.5 line.

Next week it will be at Bolivar or you can go to website [www.glo.state.tx.us](http://www.glo.state.tx.us) to see where the mobile will be next. If you go by there they can give you a disc. The GLO is making signs "no driving on the beach". The signs were temporary during debris clean up. Beach front homes that were damaged, which have to

have a dune installed first, the GLO mobile can provide information. Deadlines are posted on

Clay core dunes application must be prior to March 10<sup>th</sup>.

**Brandon Wade** - Jerry Mohn read his report:

"Regarding buyouts: If you haven't applied by now, you may have waited too long, but at the very latest, they need to apply by Feb. 27<sup>th</sup>. We are in the process of evaluating the applications. If you aren't substantially damaged according to FEMA RSDE guidelines, you most likely won't qualify. We have had some apply who do not qualify under the Council's guidelines. Only homes that are on the beachfront qualify. Only homes that are substantially damaged or gone have the prospect of being accepted by the state/feds. Per Council direction, we are evaluating possible bay access points as outlined primarily by the greenprint study by possibly buying substantially damaged locations on the bay. We may have identified locations on Sportsmans Road, 103<sup>rd</sup>/99<sup>th</sup> street, Teichman Road, and Channelview areas. Nothing definite yet. We are not buying out any other homes under the HMGP program per Council policy.

Debris removal: Our Debris contractor only picks up large bulk debris. Scattered small debris is the property owner's responsibility. The city will eventually come around and hand pick up area. Volunteers will do so in scattered areas. It is best to do as the PPOA did last weekend and as Sportsmans Road has done and do neighborhood cleanups in cooperation with our debris contractors and city trash crews.

Otherwise, it will take a lot of time. It is very likely that Right of Way pickup will end around March 21<sup>st</sup>. We will then have about a month to do a final pickup around the city and haul the materials off the Island before FEMA's program ends. We are not guaranteed any extension this time...we shouldn't expect one.

TxDOT is beginning their open area private property pickup. Canal cleaning should be underway at this point.

All debris matters need to be coordinated with Justin Bowling or Jimmy Hamilton at 797-3630.

Spanish Grant/Bermuda Beach: Installation of temporary facilities has begun. In most instances, we are doing just about all we can. Some are not happy at the outcome, but the City did not cause the problem, Ike did. The City is just working the FEMA process and doing what we are allowed to do by the maze of agencies we have to deal with. We will see if we can adjust where we can, but in most cases, little adjustment is possible at this point...we've done all we can.

Beach bollards/sign: We are beginning bollard installation in the Bermuda Beach / Spanish Grant area. These locations were primarily dictated to us by what is left out there, practicality and GLO requirements. We are doing the best we can with beach signage and bollards for beach access control. We will be working right up to spring break to do what we can. In most cases, I expect to disappoint. We will do our very best to have the bulk of beach access control completed by Memorial Day. We are working through the FEMA process to get the bollards, signs and then we have to do the installation with our crews.

Water/Sewer: Our water and sewer system is operational, but still very crippled. We may have to institute water restrictions on the West End depending upon the demand once we start gearing back up with visitors. I don't expect the system to be back up and running well until next summer. I don't think we will have a water shortage based upon the way our system is currently functioning, but it is possible. Our system is just not going to be back to 100% for a while to come."

**Karen Mahoney District 6 Report:** Jerry Mohn read information provided by Karen as follows based on a conference call with the GLO on 2/20:

- Debris: beach debris to be cleaned and finished by the end of February. The bay will be cleaned of debris by Spring Break. There will be side scan sonar of East Bay and Galveston Bay but not certain about a date for West Bay. Debris in the wetlands is being handled by Tony Williams and working with Texdot.
- Bollards will be up by Spring Break.
- The Mobile trailer will be in Jamaica Beach this weekend.
- 4.5 LOV: no plans to re survey yet.
- New beach compliance rules in April
- Bidding process on clay core dune at the end of the Seawall will be complete by the end of March. This will help the eddying affects that is causing sever erosion problems at the end of the Seawall.
- Effective John Gillon will head up the Beach and Dunes and Eddie Fisher will handle CEPR

Annexation: Karen is pursuing the City's annexation of private roads in Acapulco Village and Sands of Kahala.

### **Bob Stokes – "Ike's Impact on Galveston Bay" – 7<sup>th</sup> largest Estuary.**

The Galveston Bay Foundation was founded in 1987, as a nonprofit organization to preserve, protect and enhance Galveston Bay – one of the world's most productive estuaries. Its balanced programs in advocacy, conservation wetland restoration, education and research- working with Texas A & M strive to ensure that Galveston Bay remains a beautiful and productive place for generations to come.

GBF's advocacy programs allow GBF to serve as the watchdog for Galveston Bay. GBF reviews numerous projects and actively participates in the public review of those projects by attending public meetings and submitting written public comments. Its overarching goal is to encourage and actively seek solutions to conflicts among the diverse users of the Bay. It attempts to balance the multiple uses of Galveston Bay so that the long-term interests of the Bay itself are not compromised. With its partners, GBF has successfully supported passage of state and federal legislation on behalf of the Bay: the Texas Oil Spill Prevention and Response Act, the Texas Estuaries Act, the Texas Coastal Management Program, and the Federal Clean Waters and Estuary Restoration Act of 2000.

GBF's education programs provide science-based environmental education focused on Galveston Bay. The goal of the programs are to develop a knowledgeable constituency, ranging from school children to public officials, which recognizes the positive quality-of-life benefits that a healthy Galveston Bay system provides for the entire Houston/Galveston region. The programs range from GBF's curriculum-based "Bay Ambassador Program" to GBF's newest hands-on education program, "Get Hip to Habitat."

Prior to Ike in 2004 & 2005 GBF did debris clean up in Dickinson Bay and by Sportsman Road.

### **Hurricane Ike Natural Resources Impacts:**

#### Significant Impacts-

Short term and long term - The extent of a storm surge impacts went inland 15-20 miles areas not use to salt water were inedited with salt water. Some of the storm surge has a long-term impact, but most is short time. Over time the natural cycle of rain and washing of fresh water will lessen the impact. It will take a couple of years to recoup. Part of a natural cycle, the Bay is resilient, ecosystems go through natural cycles, hurricanes part of that cycle.

Impacts to critters - Oyster reef impacts – significant impact, the sand settled on top of the oyster reef and are smothering the reefs. There are efforts by Texas Parks & Wildlife is working to remove the sediment off the reefs. Galveston Bay provided over 50% of the oysters. Nutrients and alligators - they do not like salt

water, they like the brackish water.

Water quality impacts - we had a lot of sewage dumped into our bay 5 million gallons per day of untreated sewage was being dumped. Most of these issues were resolved quickly. Oil & gas – we had some small spills, containers in garages, boats damaged and leaking, tanks, fuel spills, once the spills were stopped the impact lessened. The pesticides also have an impact.

Marine Debris – clean up has been provided by the Texas GLO clean up and Non-profit groups like Galveston Bay Foundation (did a clean up of Galveston Island State Park, Animal refuge) and Clear Creek Environmental Foundation working to clean up. Impacts to Key Access Points into the bay. Boat Ramps and State & Ike impacted all local Parks.

Impacts to psyche, we are not sure how we feel about the bay, change in attitudes. The Ike dike is another way of looking at the change in our psyche after the storm.

What are the benefits of Habitat Restoration: protects habitat for fish and wildlife. Stabilizes Existing Shoreline and provides flood protection, and improves water quality.

Oyster reef domes – the project is using the smaller ones are used as the larger ones get too heavy. They are looking for the best techniques. Many slides were shown where after habitat restoration occurred the habitat was restored.

It is important that Association members and their members should be members of the Galveston Bay Foundation. It will help in getting national attention. Membership is not that expensive.

Sidney McClendon recommended that WGIPOA should join Galveston Bay Foundation. Sidney recommended that the deflating geo-tubes that are on the bay side of the Galveston Island State Park be addressed by the Galveston Bay Foundation. Bob Stokes stated he would put that on the project agenda. [www.galbay.org](http://www.galbay.org).

**WGIPOA Elections:** Each year we have expiring Board terms. The nominees: Pointe San Luis, Condo, Bermuda Beach, Terramar, Spanish Grant Bay. Upon motion duly made by Peggy and seconded by Sidney McClendon, the following resolution was adopted by unanimous vote.

After the meeting, the Board met to elect officers as follows:

President – Jerry Mohn

Vice-President – Peggy Zahler

Treasurer: Marty Bilek

Secretary: James DeFord

**DUES:** There will be no change, but due to heavy financial burden on all members, for any Association unable to make the fees, whatever amount would be accepted.

**SAND NOURISHMENT:** \$13-14 million cost, money coming from various entities. The GLO is asking that instead of using funds for dune replacement; instead use those funds for sand renourishment. The will do a sand dune, 11 feet high.

**Galveston Island State Park,** bay side opening in March, beach side is shut down for 5 – 7 years. Friends

of Galveston Island State Park are working to raise funds for the Park. Sidney McClendon stated that the PPOA adopted this resolution, asking GISP to reconsider reopening the park for public use.

Motion duly made by Sidney McClendon seconded by Tom Boothe, the following resolution was adopted by unanimous vote.

**RESOLVED THAT**, the Board approved that WGIPOA encourage the GISP and FOGISP to open up the entire park for use by the public.

**American Shore & Beach Preservation Association** – Washington Summit/Texas Chapter: Texas Chapter meeting in Austin on 2/25 and national ASBPA meeting in Washington DC 3/25-3/27.

Jim Burdett advised deadline of March 10<sup>th</sup> for filing flood claims for hurricane Ike damage for proof of loss.

Adjourned at 11:10 a.m.

Susan L. Gonzales

Secretary

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