

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 20, 2009

A meeting of the Board of Directors of the West Galveston Island POA was held on June 20, 2009 at the Galveston Country Club. The meeting was called to order at 9:00 a.m. by Jerry Mohn, President. A quorum was present. Directors present were Barbara Peirsol – Spanish Grant Bayside, Bill McFarland – Bermuda Beach, Clay Lewis – Sportsman Road, Boyd Carr – Isla Del Sol, Fred Duncan – Terramar, Marty Bilek – Dunes of West Beach, Tom Boothe – Condo, Debra Phelps - Pointe San Luis and Peggy Zahler – Spanish Grant Beach. Sidney McClendon – Pirates Beach, Sam Morella – Acapulco Village, and Susan Gonzales CKM and Recording Secretary.

Guests in attendance were: Judge Frank Price, Gordon Morse - GARM, Police Chief Charles Wiley, Sergeant Tim Buck, Police Officer Gordon Morse; and, Amanda Jenson – Senator Joan Huffman's Office.

The minutes were sent out by email. Upon motion duly made by Bill McFarland and seconded by Marty Bilek, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the minutes of the May 20, 2009 meeting.

Marty Bilek gave the treasurers report. Current Assets are \$34,879 with total assets of \$41,709. Expenses for the year is \$22,438 with net income of \$3,154. Upon motion duly made by Peggy Zahler and seconded by Clay Lewis, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the treasurers & collection report.

Jerry Mohn recognized Corporate Sponsors Claire Reisweg – GARM report – Sand n Sea and Peggy Zahler Johnson Space Center Credit Union.

Galveston Recovery Group: Jerry Mohn introduced Laura Murrell who discussed through funding from the U.S. Department of Housing and Urban Development (HUD), the City of Galveston Grants & Housing Department provides rehabilitation assistance for the Island's low – moderate-income homeowners who occupy their properties. All applicants are placed on a waiting list by the date they applied. All applications are processed by the date of submission. The Grants & Housing Department currently offers the following programs: Type of Property – Single-family properties or residents, deferred payment loan rehabilitation program, optional reconstruction policy, Homebuyer's Assistance Program and Rental Rehabilitation Program. Contact City of Galveston Grants & Housing Department at 409-7 97-3820 or 409-797-3821.

Real Estate Happenings: Alice Melott reported that on west end single family - 64 home sales closed since January 2009. Twelve closed in May. The average day on the market was 83 days. 25% were distressed sales. In June 17 sales closed. The trend is good. Lot sales are slow, low-end lot sales are occurring at a sales price average of \$36,000.

Galveston Association of Rental Managers (GARM): – Claire Reisweg, President, represents 400 rental homes and 35 neighborhoods. The program helps to have renters follow the rules of the subdivision. Each renter signs a letter agreement to obey the subdivision rules, as well as, don't walk on the dunes, respect for the beach, littering etc. GARM has jurisdiction over only the homes that are on their program. Not all rentals are members of GARM,

Windstorm Insurance: Otie Zapp – reported about the 81st Legislative Session:

HB911 – was not supported, and did not pass

SB14 – was also bad did not pass

HB4409 did pass – the affect of this bill which has serious problems – check the website for details. There will be a 40% increase and a limit of 10% per filing increase at a time. TWIA can file anytime for a 5% increase any time without any approval. The action of the 81st Legislative Session could be bad for the coastal community on windstorm insurance. Otie said people should increase level of awareness and support. Otie also formed the Coastal Windstorm Insurance Coalition and to check the website:
www.cwic.org

Community Policing on the West End: Galveston Police Chief Charles Wiley reported they have taken the Districts and looked at the crime rates and issues and have come up with a better solution. They have adopted a program called: CAM, Community, Adaptation, and Mobilization. A lot is based on the New York City model when Giuliani was Mayor and use the model Composite Generated Statistical Analysis (CGSA). The City of Galveston has been divided into three (3) geographic areas. West of 61st street is the west end region. Each region has been assigned a Command Officer, Supervisors and Officers.

Community policing is not a bicycle beat or walking patrol but it is a philosophy, a service-oriented philosophy. It is the entire staffing of the Police Department that is involved in community policing. This program is looking at past, current and future impact of the program. The expectations are very high and the Chief is determined it will succeed. It will start January 1, 2010, but in the interim, the Police Department will run tests of the program.

Concerns stated were that the area west of the end of seawall is not being covered adequately with enough Officers. The City lost 20 police officers since Ike and they have just received a grant to hire and train 15 police officers. One police officer costs \$70,000/year and that does not include the additional staffing. There are 107 Officers and it takes five (5) Officers to run a patrol. When calling 911 on the cell phone ask that you be directed to the Galveston 911. Average response time is four (4) minutes overall Galveston Island. The Chief indicated the 911 number and the non-emergency number, 765-3702, are handled by the same operator.

Since Ike, the Police Department cut their budget on expenses and salaries 3% and then they forgo another 3%, total 6%.

PIN Map – this is real time crime analysis and all police officers use a computer. With the PIN Map, the police officer can see crime in real times as they are reported.

Since Ike, crime has gone down in Galveston. Issues are different now then they were before Ike . The Chief stressed two types of data to look at: calls for service and crime data, which are generated from calls for service.

The Chief also talked about the **Citizens Emergency Response Team (CERT)** citizen volunteer during emergencies. Carolyn Cox is working on that program for the west end.

Other Topics discussed:

Cell tower at Pointe San Luis may be placed at the water tower. Verizon/GTE Mobilnet are working with the City to use the tower. This would eliminate place an 84 foot tower near Pointe San Luis. The plan is also to install a cell tower in Sea Isle – 120 feet tall. If they can use the Pointe San Luis water tower, the Sea Isle tower could be reduced to 84 feet. The Planning Commission will hear on the finalization of the towers

on July 21.

Buy Outs: Claire Reisweg and Jerry Mohn have been working with the City and GLO on "Galveston's Post-Ike Acquisition Program". A sheet describing the program was prepared and made available to the audience. If anyone would like a copy to contact Claire or Jerry.

Beach Raking: Must have a permit and the Parks Board will rake the beach on as available basis.

GLO-CEPRA VI – the 81st Legislative Session appropriated \$17.7 million for coastal projects. Projects (Project Goal Summary) must be in by July 1st. In addition, the GLO also received:

- \$10 million for FEMA structure buyouts
- \$5.85 million to close Rollover Pass
- The authority to retain FEMA reimbursement money resulting from the \$39 million the GLO was given after Ike for debris removal.

Erosion and Seaweed: Discussion was held on helping to fund a study on seaweed and soil. Upon motion duly made by Sidney McClendon and seconded by Marty Bilek, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the expenditure of \$1000 for a study of seaweed & soil by Texas a & M at Galveston.

Jamaica Beach Fire Department: Discussion was held concerning a donation to the Jamaica Beach Fire Department. Upon motion duly made by Sidney McClendon and seconded by Marty Bilek, the following resolution was adopted by unanimous vote. **RESOLVED THAT**, the Board approved the expenditure of \$500 to the Jamaica Beach Fire Department.

The Board also approved the Certificate of Resolution commending Jerry Mohn be attached hereto as Exhibit "A".

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

Susan Gonzales
Secretary
