

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 17, 2010

West Galveston Island Property Owners Association Board of Directors meeting was held on July 17, 2010. Jerry Mohn, President call the meeting to order at 9:00 a.m. A quorum was established by members Marty Baker - Pirates Beach, Peggy Zahler - Spanish Grant Beach, Al Galli - Jamaica Beach, Tom Boothe - Condominiums, Carolyn Farmer - Terramar, Ken Diestler - Spanish Grant Bay, Ron Coker - Bermuda Beach, and Susan Gonzales - Pointe San Luis.

A moment of silence was held for Sidney McClendon who passed away in June. A memorial is being dedicated in honor of Sidney as well.

Discussion was held on designating Peggy Zahler to fill the position held by Sidney McClendon for the position of Galveston County Beach Erosion Task Force Board member. Upon motion by Jerry Mohn and seconded by Marty Baker, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved Peggy Zahler was elected as a member of the Galveston County Beach Erosion Task Force.

Jerry Mohn introduced Judge Jim Schweitzer, former City Council Member Karen Mahoney, past Parks Board Chair Jeri Kinnear, and former Judge Frank Price. Candidates running for office that were present were Kevin O'Brien - Pct 2 County Commissioner, John Grady - Judge County Court No. 1, Jack Roady - District Attorney, Kim Sullivan - Galveston County Probate Judge, Jim Schweitzer - Justice of the Peace, Phil Roberts - Galveston Co. Probate Court

Corporate Sponsor Johnson Space Center Federal Credit Union - Peggy Zahler - was recognized.

Review of the minutes of June was held. Motion by Peggy Zahler and seconded by Carolyn Farmer, the minutes were approved.

Jerry Mohn gave the Treasurer report, \$40,000 in the bank, assets of \$52,000. Motion by Peggy Zahler and seconded by Tom Boothe, the financial report was accepted.

Community Policing - Golf carts will be stopped and ticketed if not properly inspected and only drivers 16 years and older will be allowed.

Alice Melott - Real Estate happenings for the west end. 2008 single family 160 sales, this yr 130. Down from 08 but up from 09, up 56% from 09, prices are up from 09 but down from 08. Alice stressed to market the home for sale realistically. The sale of a home is a business transaction and not personal.

Jerry Mohn stated that we are very pleased to have newly elected City Mayor of Galveston, Joe Jaworski, and newly elected City Council Member, Dianna Puccetti, talk about their vision for Galveston and West Galveston Island in the next two years. We will hear about the state of Galveston, west end happenings, the tar balls, and more.

City Council Member Dianna Puccetti spoke first - Next two-year vision (2010 - 2012). The budget most likely will be one of the City of Galveston's biggest challenge...The City Manager has indicated that the City of Galveston budget may have an estimated \$6.9 million deficient, those numbers have not been

reviewed yet.

- Setback Ordinance update:
 - Discussion held on an Ordinance that deals with slabs and screening for boats, trailers and RV's.
 - Ticketing will cease until an amendment to this ordinance is resolved.
 - Tickets that have been recently issued and are pending will not be pursued at this time.
 - The setback ordinance will have a tremendous negative effect for the Island in terms of private property rights and the tax base. Previously platted properties should be vested or in other words exempt from this ordinance, that was assured condition going into the Council vote and at the 12th hour it was changed to apply to all properties; must amend this section. The previous platted properties need to be vested, wording in ordinance refers to 350 feet (in pirates beach that takes you back to the third row). Set back criteria needs to be at 75'. A new setback on unplatted property needs to be set and clearly defined. Application of the ordinance to the east end beachfront, which is an accreting beach area, needs to be amended. The reason for the ordinance is to affect the eroding beach but it was based on island wide.
- Sewers - working towards getting all off septic. \$10 million for unserved areas, Bay Harbor & Terramar Beach to be slated for sewer, \$10 million will cover this project and repairs to the water treatment plant. We will need to identify funding to complete the unserved areas on the west end. Other areas including 8-10 Mile Road area, Sportsman Road, Sunny Beach & Gafftoppers area, Indian Beach, Acapulco Village are the areas that come to mind.
- Roadway improvements. When sewer projects go in, the roadway repairs will go in. Current drainage issues will be addressed.
- Wetlands Ordinance - we will re-introduce a wetland ordinance. Money has been set aside to handle hiring a consultant with expertise in this area to complete the process; it is a complex ordinance that has to consider both federal and state regulations. This is not to be conflict with those existing regulations but to add additional regulation to strengthen the local rules.
- The beach nourishment project will be deeper, wider. This project will be from the end of the Seawall to 13 Mile Road. It will begin in late September - early October. Working long hours up to the start of turtle season which begins in March 2011. They will need more hours to put the sand in place and that means round the clock working. It will be a temporary inconvenience.
- There are a number of technologies that will help keep sand on the beach. Council needs to start look at these. In terms of beaches Dianna hopes that during the next two years the council will be able to discuss near shore and offshore technologies designed to keep sand on the beach and help them to accrete-there are many technologies on the market and I would like to see Council address that issue and begin looking for funding for application of a chosen application.
- Public safety -does not see any additional patrols in the budget, but we need to push in fire safety, If we improve ISO rating we will improve reducing the rates, we would need to reposition the stations to provide better coverage.
- · 2011 legislative session will be important, to address the CEPRA, golf carts - for allowance of golf carts on the beach, gambling - already in committees
- Transportation - need good ingress and egress to help promote Galveston, need to look at alternative.

Mayor Joe Jaworski - Two-year vision - meetings are held every two weeks. Last 65 days Council has restored order to the meetings, workshop starts at noon, meetings end around 7:00 p.m. Gave a hearing to 13, need fresh faces so he was appointed at the housing ex-officio. Appointment to Parks Board and HUD (Housing & Urban) Board were made based on the terms.

Median income for Galveston is in the low \$30,000, which helps in obtaining funds for the urban areas. The Mean income level is slightly higher. There is money coming in for repair to streets.

Hurricane Round Table - Charlie Kelly - Emergency Manager - UTMB, Texas National Gas, TexDot. Available health card and sanitation were the two major problems after IKE. Within 2-3 years we will have a new sanitation plant that will withstand a major Hurricane.

Budget - number one priority is rebuilding UTMB - our no. 1 employer. Preserve jobs and property values number one.

Gulf coast rail project between Galveston and Houston is a major priority.

Next two years:

- Clean Galveston island - clean and prosperous island - litter and derelict structures - graffiti, port-a-potties left unattended, trash inner-island. Cleaning the major streets daily of trash/liter - regular pick up. Inmate labor will be doing the trash pick up.
- Every governmental entity will be required to appoint a litter designee to address the litter. The Chamber of Commerce represents 800 business, those who need to clean up will receive a letter from the Mayor concerning cleaning up their property. Galveston Alliance of Neighborhood (GAIN) will participate in this liter campaign.
- Program to green downtown with landscaping, painting parking spaces, litter removal, and benches.
- Managing our choices of Money for repairing neighborhoods from the Government and must be used for low to moderate-income levels. Those who did not have insure. It will be used to improve the neighborhoods. Bringing builders in with affordable housing.
- Need to redistrict our voting district. Every 10 years we redistrict. Need to have at-large positions on the Council.
- Adjust our budget so it is sustainable.
- To improve the seawall appearance, possible a car free seawall, add some landscape parking lots. Visual and visions for Galveston.
- UTMB - UTMB has contracted with Heart to Heart to provide tents and equipment that is mobile. An attendee recommended we speak with the Houston Fire Department as they have the equipment.
- An attendee recommended that a site for liter drop off other than an owner's own trashcan.
- Wetland Ordinance has come a long way and want to move it faster. Recommended that we look at Vancouver, Miami and Long Beach need to see what they have done.
- Enforcement - police officers have told him there is a shortage, asks that in the budgeting money be allotted for additional officers. Dianna will not give it up, in 1998 there was only one care, now we have three patrols budgeted. We want to put more out on the west end but can not in this budget.
- An attendee recommended the trashy area to the right and left on the south side of the causeway be cleaned.
- An attendee recommended property owners call in suspicious people.
- An attendee stated that property owners who did not take opportunity to remove the heavy trash on vacant land would now be responsible to do it themselves or be fined. The derelict structure removal will take legal action, the city sends letters, but further action needs to take place after the letter writing. Recommended that five homes be identified in neighborhoods and they take action.
- Restore order at meeting - workshop online live
- GHA Appointments and made a visit to HUD in Washington
- Handling Tar ball perception with BP and the Coast Guard
- Legislative Priorities: promote UTMB · Clean Galveston Island, Litter - city govt entities, chamber and GAIN, clean healthy & prosperous community showcase.
- Downtown revitalization
- Manage choices presented by recovery CDBG funds.
- Redistricting - at large seats, 5,
- Organize budget to sustain first-class infrastructure,

- Improve the seawall.
- Budget retreat July 6

BP Oil Spill: Neil Geary, General Manager of Public Affairs for BP, introduced Captain Marcus Woodring, US Coastguard, Houston Galveston Section, Incident Command Center, and Brian Bower from BP. Discussed the situation of the oil spill and what is being done in conjunction with the GLO Oil Spill Response team. Devastating tragedy, 11 people died, and the current situation is very optimistic that the capped wall will sustain. Last 10 days have not seen any oil on the beach.

Setback Ordinance:- Discussion with the attendees. The WGIPOA would like to have grand fathered previously platted properties; we can live with 75 vs. 350 ft setback. The 350 foot setback hits every subdivision on this island. To add to an owner's home they will have to have multiple studies done prior to obtaining approval, this could render these properties with greatly reduced market value.

City of Galveston website go to planning commission portion of the site and see the ordinance. Ask Libbey Stone for a copy of the plat showing the areas affected.

San Luis Pass: Mort Voller - San Luis pass areas dunes and wetlands are being ruined with ATV's and Pick Up Trucks running wild in the area. Ike wiped out all enforcement signs and bollards. Mort is installing bollards and has Pointe West to make signs. Gary Poltorak and Mort Voller meet with Pointe West and the Police Department to help restore that area. The police have been great in issuing tickets to violators.

Coastal Impact Assistance Program (CIAP) 2009-2010: Looking for \$3-5 Million project with no participating contribution. It would have to go through a non-profit organization such as WGIPOA. The WGIPOA encouraged members to submit an application and to go after these funds for shoreline restoration projects.

Susan Gonzalez
Recording Secretary

Meeting Adjourned 11:10 AM
