

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 22, 2010

The West Galveston Island POA Board of Directors Meeting was held on August 22, 2010 at the Galveston Country Club. Jerry Mohn, President at 9:00 AM, called the meeting to order. A quorum was established by the attendance of Condominium (Tom Booth) West Beach Grand, Dunes of the West Beach (Jeff Southard), Isla Del Sol (Boyd Carr), Jamaica Beach Improvement Committee (Al Galli), Pirates Beach – (Marty Baker), Spanish Grant Bayside (Barbara Piersol), Spanish Grant Beach (Peggy Zahler), and Terramar Beach (Carolyn Farmer). Susan Gonzales was also in attendance.

Jerry Mohn introduced Jeri Kinnear, Jeri – Former Galveston Park Board Chair , Bryan Lamb County Commissioner and Candidate for County Commissioner, Pct 2, Lt. Henry Porretto, - Galveston Police, Dianna Puccetti, Galveston City Council, Judge Roy Quintanilla County Court #2 and candidate, Kurk Sistrunk, Galveston County District Attorney and candidate, Eddie Burk – Mayor pro-tem Jamaica Beach, County Court Judge No. 1: Mary Neil Crapitto, County Court Judge No. 3 and candidate, Candidate Kim Sullivan for Probate Judge, Candidate John Grady for County Court Judge No. 1, and Candidate Suzanne Radcliff for County Court #2.

Jerry Mohn read the list of corporate sponsors for WGIPOA and recognized Johnson Space Center Federal Credit Union and Coastal Solutions present at the meeting.

**Minutes were emailed and reviewed.** Motion by Tom Boothe and second by Peggy Zahler, Board approved the minutes of July 2010 by unanimous vote.

**Jerry Mohn gave the financial report.** Motion by Peggy Zahler and second by Tom Boothe Board approved the financial report as presented by unanimous vote.

### **Community Policing:**

Lt. Henry Porretto stated at San Luis Pass, officers are working 12 – 8 weekends to reduce the number of abuse, issue citations. CenterPoint has a help Program working at night identifying street lights that are out, report pole number to the police department and they will be repaired. They are working with partnership with nature society and identify missing all street signs on FM 3005, but mid September we should have larger speed limit signs. Reminder: Radar is run on FM 3005. Noise problems at marina have been put under control, call if you see anyone camping on beach it is not allowed. National Night Out is October 5, 2010. We have over 700 golf carts registered for the west end. Info call 409-765-3702, we need people to report crime – very important. On August 12, 2010 they sentenced a west end burglar to 17 years, for a crime in Indian Beach. IF you have a comment or compliant important to [call or email hporretto@cityofgalveston.org](mailto:hporretto@cityofgalveston.org). Contact information: 409-765-3609. Patrol Officers will not be reduced, reduction will be internal not on patrol.

### **Master Neighborhood Plans:**

George Carbo from CDM said the City of Galveston wants to hear from property owners! A meeting will be held on September 25, 2010 and its forum will be to find out how you want your community to be. How you feel we can make your neighborhood a better place to live, would you like a community park, safer sidewalks, more places to eat and shop, better transportation? Focus on what is unique to the island. Actively how you want the west end to be developed in the future, housing, safety, business, hike & bike trails, etc.

The meeting will be September 25, 2010 at 9:00 a.m. at Galveston Country Club (14228 Stewart Road) and at 1:30 p.m. at Fire Station No 8. (21710 Shelby Drive South). For questions go to [www.cityofgalvestonrecovers.org](http://www.cityofgalvestonrecovers.org) or call 409-797-3773, ext. 540. The results of this will be as an attachment to the City Comprehensive Plan and it will be paid for out of the recovery money received by the City of Galveston.

### **Dianna Puccetti District 6 Galveston City Council**

Dianna advised the action by the City Council was to pull the set back ordinance and the Council will now look at proposed amendments. The proposal for the amendments will include an exemption or grandfather clause for previously platted properties, subdivision and lots. This does not change the 75 foot setbacks, but we want owners to be able to use and repair

their property. The City will work on the amendments within the next 60-90 days and then go to city council for review.

Dianna has been working on the budget with the City Manager and Department Heads, the amount of cuts on public safety that will not affect total number patrol on streets, but it will affect the support systems. There are trade offs with these cuts. On September 16, 2010 the budget will be approved and the tax rate will be approved.

Round two for the recovery money, there will be split between housing and infrastructure. City staff has recommended \$10 million for septic, sewer elimination. \$10 million gets us a 3<sup>rd</sup> of the way to reduce septic on the west end. Dianna is committed to look for money to complete all of the removal of septic systems and installation of sewers.

Stewart Road improvements 81<sup>st</sup> to Dead Mans Curve are part of a hike and bike trail. Pocket Parks are under the Galveston Parks Board of Trustees. Pocket Park No. 3 is waiting for sewer before repairing. Lift Station repairs are slated to be repaired.

### **CenterPoint Energy – Hurricane Preparedness for Electricity.**

Keith Gray, Area Manager for CenterPoint Energy gave information that they have a 15,000 square-mile electric service territory, serve 2+ million electric customers, own and maintain electric delivery system – poles and wires, serve 1+ million natural gas customers in Houston area, and they do not generate nor sell electricity

#### **About CenterPoint Energy**

CenterPoint Energy is responsible for restoring service no matter from which company you buy electricity, they are the only company that can restore service during power outages; our trained crews will work day and night to get you up and running after a storm, they are preparing for outages before they happen by investing in technology to more quickly and accurately pinpoint problems

However, there are a few things your constituents can do before and after a hurricane. How can you prepare for an approaching hurricane and its aftermath?

#### **Pre-storm: Electric service tips**

1. Unplug sensitive electrical appliances, such as computers and TVs.
2. If you expect flooding, turn off electricity at the circuit breaker.
3. If someone depends on electricity for life-sustaining equipment, you need to make alternative arrangements for him or her in advance.

#### **Pre-storm: Natural gas service tips**

1. Do NOT turn off natural gas at the meter. Proper pressure in home/business gas piping must be maintained to prevent water from entering the lines if flooding occurs.
2. If you choose to discontinue natural gas service - turn off gas at each appliance.

#### **How long should you prepare to be without power after a hurricane?**

Prepare to be without power for:

Category 1 - winds 74-95 mph - 7 to 10 days

Category 2 - winds 96-110 mph - 2 to 3 weeks

Category 3 - winds 111-130 mph - 3 to 5 weeks

Category 4 - winds 131-155 mph - 4 to 6 weeks

Category 5 - winds 156 mph and up - 6 to 8 weeks

Remember - no two storms are alike...

Specific damage to electric system will be different,

it is not possible to forecast in advance what the exact damage to the electric system will be, so...

It is not possible to give precise outage duration estimates for individual locations in advance

### **Actual Power Restoration Times**

#### **Hurricane Ike, September 2008 Hurricane Alicia, August 1983**

Made landfall as Category 2 Made landfall as Category 3

2.1 of 2.2 million customers or 95% lost power 750,000-1.2 m or 62% lost power

After 5 days 50% of customers had power After 1 day 50% had power

After 10 days 75% of customers had power After 3 days 75% had power

18 days to restore power to all customers 16 days to restore power

### **Emergency Operating Plan –**

With over 100 year's experience, we prepare year-round

\*The goal of our EOP is to safely restore service to our customers - quickly and efficiently

\*In addition to linemen and local contractors, our EOP includes virtually every Houston employee even those who do not traditionally work in the field

\*Through electric utility mutual assistance programs, we have access to thousands of linemen and tree trimmers from around the country

\*The company also works to ensure that we have access to lodging, fuel, food, supplies and equipment

### **Glossary**

**Circuits** – Main power lines carrying bulk electricity from substations that deliver electricity from one subdivision to the next (usually serve 1,000 or more customers).

**Laterals** – Smaller power lines branching off main circuit feeders to deliver electricity to individual segments of an area (usually serve fewer than 100 customers).

**Service drops** – low voltage lines running from the utility pole to individual homes. Usually made up of two 120-volt lines and a neutral (can be connected to either a main circuit feeder or a branch lateral)

**Weatherhead** – a weatherproof electrical service point for overhead electrical service (customer owns this equipment)

### **Systematic Power Restoration**

**First** – restore service to key facilities vital to public safety, health and welfare, and secure downed power lines

**Second** – repair major lines (circuits & laterals) plus fuses that restore power to greatest number of customers in least amount of time

**Third** – repair transformers, which typically serve 10 customers

**Finally** – repair individual service drop to homes

In the event of a severe weather emergency such as a hurricane, CenterPoint Energy will use Twitter and Facebook to communicate.

<http://twitter.com/CNPstorm> [Facebook.com/CenterPointEnergy](https://www.facebook.com/CenterPointEnergy)

**Post storm: If your lights are out**

1. Please do NOT call us to report lights out; we need lines open for emergencies and downed power lines

2. Unplug all major appliances and turn the air conditioner off

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Food in a freezer will stay frozen up to 36 hours if the door is kept closed

Keep a small lamp plugged in and turned on so you'll know when power is restored

Once your electric service is restored, plug in your appliances first then turn on your air conditioner

DO NOT call us during the first few days

Instead:

–Call your answering machine to see if it picks up

–Call neighbors

–Monitor the news

–Check [CenterPointEnergy.com](http://CenterPointEnergy.com) for general outage information

**DO call us to report a downed power line or other electric emergencies**

1.

Always stay away from power lines!

2. Stay away from standing water; energized power lines could be submerged

3. Treat all downed lines as if they are energized

**How to identify power lines versus telephone/cable TV lines**

–Report downed power lines, but recognize that telephone and/or cable TV lines may be down too

–Telephone and cable TV lines are usually below the electric transformers

–Electric power lines are always at the top of the utility pole (above transformers)

If your power is out but your electrical system has not been harmed, make sure your circuit breaker is in the "on" position. Leave your air -conditioner and sensitive electrical appliances off until your power is restored.

If water has risen above the electrical outlets, contact a licensed electrician before turning on the main circuit breaker.

Any appliances or electronic equipment that has been submerged will need to dry thoroughly for at least one week and be checked by a qualified repair person prior to being turned on.

If the outside unit of an air-conditioning system has been under water, mud and water may have accumulated in the controls. Have the unit checked by a qualified air-conditioning technician.

Do NOT connect portable generators directly to a building's wiring without a licensed electrician first disconnecting the house wiring from CenterPoint Energy's service.

NEVER run a portable generator indoors or in a garage - place it in a well ventilated area. Generators can produce carbon monoxide, and the odorless fumes can be deadly.

Check your home's weather head.

Any weather head problems will need to be repaired by an electrician prior to service being restored.

Under normal operations, CenterPoint Energy trims or removes up to 1 million trees per year to maintain electric service reliability and safety. All resulting debris is hauled away, except for dead tree debris, which is left on site for property owner disposal.

However under emergency circumstances, debris will not be removed if an outage occurs due to fallen or broken trees. The priority is clearing power lines, so that electricity can be restored as quickly as possible

**If you smell gas, leave the area immediately and then call us.**

Do not turn the lights on or off, smoke, strike a match, use a cell phone or operate anything that might cause a spark.

Do not attempt to turn natural gas on or off.

If your home was flooded, call a licensed plumber or a gas appliance technician to inspect your appliances and gas piping to make sure it is in good operating condition before calling CenterPoint Energy to reconnect service

Don't forget to check outdoor appliances, such as pool heaters and gas grills

Call 811 to locate utility lines prior to digging on your property while conducting clean up

[CenterPointEnergy.com/stormcenter](http://CenterPointEnergy.com/stormcenter)

For street lights that are out:

[CenterPointEnergy.com/outage](http://CenterPointEnergy.com/outage)

713-207-2222 or 1-800-332-7143, 409-765-4165 8 – 5 emergency 4015

713-569-1652 cell for Keith Gray

**Other Issues Discussed:**

**Setbacks** – appreciation to all who responded by communicating their concern, it had a tremendous effect.

**Sand Nourishment Project** – Jerry Patterson – September meeting

**Master Neighborhood Plan** – September 25, 2010 meeting will be important to attend.

**Register & Vote** – 30 days before please register, one family member can vote here and one where you reside off the island.

**October 16, 2010 WGIPOA meeting** will have a County Judge forum

Adjourn at 11:00

Susan Gonzales, Recording Secretary

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