

WEST GALVESTON ISLAND PROPERTY OWNERS ASSOCIATION (wgipoa)

BOARD OF DIRECTORS MEETING

February 15, 2020

The WGIPOA Board meeting was held on February 15, 2020 at the Galveston Country Club, Galveston, Texas. The meeting was called to order at 9:01 A.M. by Craig Vance, Treasurer. A quorum was established by the attendance of William Leitch – Bermuda Beach, Bet Jennings – Laffites Cove, Dick Kuriger – Pirates Beach & Cove, John Lightfoot – Pointe San Luis, Peter Moss – Sand Hill Shores, Julie Greenwell – Sea Isle, Peggy Zahler – Spanish Grant Beach, and Craig Vance – Terramar.. Susan Gonzales as acting Secretary.

Introduction of Elected Officials, Corporate Sponsors, and Campaign Candidates.

Michael Jenkins representing Mays Middleton, Bo Quiroga running for Mayor, Jackie Cole running for District 6 City Council, Marie Robb running for District 6 City Council, Marty Fluke – Trustee, Peggy Zahler – Corporate Sponsor, Susan Gonzales – Corporate Sponsor, and Gulf Coast Outdoor Living – Corporate Sponsor.

The Financial Reports and minutes were reviewed. Motion by Peggy Zahler and seconded by Dick Kuriger, the board by unanimous vote approved the financial report and minutes of January 2020.

District 6 report by Jackie Cole discussed the PUD special permit to build a high rise. The City sent a response to the GLO concerning the beach access.

Community Policing – Bet Jennings stated there have been vehicle break-ins and boathouse break-ins. Use of video is instrumental in helping catch thieves.

Presentation by Weston Ray with the Law Firm of Daughtry & Farine on Texas Property Code and Property Owner/Homeowner Associations.

It is important that you know your governing documents. The developer files a plat, records restrictions, files Articles of Incorporation which create the Association. The bylaws are recorded which covers how the Board operates. Governance documents are the Articles of Incorporation and the bylaws. The Covenants, Conditions, and Restrictions is the enforcement document. Boards can make rules for regulating use, maintenance, repair, replacement, modification, and appearance. It is important to be knowledgeable of the State Laws, Texas Property Code, Chapter 22 of the Texas Business Organization, written opinions of attorneys or CPA's.

Boards can clarify and expound via guidelines per the Texas Property Code. Under the Property Code Guidelines 202.007 guidelines for use of rain barrels, drought-resistant landscaping or water-conserving natural turf, 202-010 regulating solar energy devises, 202.011 roofing material, 202.012 Allowance of certain flags, 202-018 display of certain religious items, 202.19 generators, and 202.020 Sales of beverage by children. The property codes provide the language allowed in the guidelines and once recorded can be enforced. Policies are optional.