

West Galveston Island Property Owners Association (WGIPOA)

The WGIPOA meeting was held on March 20, 2021 by zoom. The meeting was called to order by Jerry Mohn, President at 9:00 AM. A quorum was established by the attendance of Dick Kuriger – Pirates Beach & Cove, John Lightfoot- Point San Luis, Peggy Zahler- Spanish Grant Beach, Jennelle Tanner-Point West, Julie Greenwell- Sea Isle, Barbara Hankins – Sportsman Road, Craig Vance - Terramar, Dan Walsh- Spanish Grant Beach, and Chris Lauer – Bermuda Beach, and Susan Gonzales representing Isla Del Sol.

Jerry Mohn introduced elected officials, City Council Members Marie Robb and Bill Quiroga. Jerry Mohn also introduced Marty Fluke, Trustee on the Galveston Parks Board. Motion by Dick Kuriger and seconded Peggy Zahler, the board by unanimous vote approved the minutes of February 27, 2021 and the financials of 2/28/21.

The Election of Directors presented by Peggy Zahler. Peggy stated the Director positions are three-year staggered terms. The Nominating Committee recommends for a three-year term from March 1, 2021, through February 29, 2024 the following members: Bermuda Beach - Chris Lauer, Terramar - Craig Vance, Spanish Grant Bay - Dan Walsh, Condominiums - Kim Van Camp and Palm Beach - Melanie Perry. Motion by Dick Kuriger and seconded by Craig Vance, the Board by unanimous vote approved the Director positions as Bermuda Beach, Terramar, Spanish Grant Bay, Condominiums, and Palm Beach.

City Council member, Marie Robb, (409-256-4518) presented on update on District 6 happenings.

The Storms and the lack of gas and electricity caused issues for many west end owners. Marie met with Mr. Thompson with the gas company and requested gas for the entire west end. In the 1980's as was brought in up to Jamaica Beach. CenterPoint is not the gas company; it is One Gas previously Texas Gas. It will take the number of potential users to get gas to the rest of the west end. For those who are using propane for heating and stove top, the conversion will be easy.

Tx Dot Project – Marie continues to work with informing them of the issues with the entrances. Tx Dot is now monitoring the contractors working on FM3005. In addition, they are working on drainage easements, specifically at 12 Mile Rd a culvert has been added.

Marie met with the GLO to discuss the fortified dunes and the interest on the West end of using the sand sock. The City of Galveston and Council members are interested in doing something with a fortified dune. The GLO Commissioner is going to eliminate the line of vegetation – 200' from low tide based on a January survey. We have done a records request as the change may go through front row homes or behind them and it will not allow.

repairs to these homes. Marie is requesting copies of the maps and requesting meetings with the Commissioner. We have the City unified in this effort. There are two House Bills to pay attention to: HB3263 – line of vegetation and fortified dune; and HB 2921 – If the GLO does something that affects your property by 25% the GLO would have to reimburse for the loss.

Short term rentals continue to be an issue. The City of Galveston Marshall's Dept is responsible for City Code Compliance. The Beach Box organization has 46 properties in town, and these are where many of the problems come from. There are also some legislative Bills which may have an effect on short term rentals.

Height of Signs: The City is posting 11' signs at the beach entrances that provide beach rules.

Dick Kuriger presented Marie Robb with a Humanitarian Award. During the freeze, plumbing supplies were in great demand and soon ran out. Marie helped to obtain plumbing parts from areas in and outside of Texas to help residents who were repairing broken pipes. The Board of Directors of the West Galveston Island Property Owners Association presented this Humanitarian Award to Marie Robb District 6 City Councilwoman for her incredible support to the West End Community during the epic freeze of February 2021.

The West End Realtors including Kelly Kelley with RE/MAX, Andrea Sunseri with Sand 'N Sea, and Gary Greene Better Homes & Garden about the "hot" real estate market for the west end. Andrea stated that Sand N Sea provides a comparison from the prior year and every area has gone up in selling price. Sand N Sea compiles historical data on the local real estate market. Online at Sand N Sea you can find an archive of real estate statistics covering Galveston Island — both Island-wide and West Galveston only — over the years. Our residential sales reports track the dollar volume and number of sold transactions, along with the percent change compared to the previous year. They collect this data twice a year, during the first six months, as well as at the end of the year. Sand N Sea can send anyone the card with the statistics comparing 2020 vs. 2019. If someone wants one, send it to this email, Andrea@SandnSea.com.

Kelley Kelly stated last year was a strong selling period, but now, we have the buyers, but we do not have the property and buyers are paying the list price.

Kimberly Danesi, Chief Operations Officers for the Galveston Parks Board of Trustees, discussed the Extreme Seaweed Inundation Program. The deadline for filing with the Parks Board is April 1st and has been extended to May 1, 2021. The Parks Board has the required Federal Permit, but the requestors wanting to be in the Parks Board Extreme Seaweed Inundation Program must obtain a permit with the City of Galveston. Those who have been previously in the program must obtain the City permit annually and register.

with the Parks Board application and pay the fee noting that the City approval is pending. Those who do not want to obtain a permit may relocate seaweed by manual methods.

Meeting adjourned at 10:03 a.m.

A Zoom recording of the meeting is at:

<https://www.dropbox.com/s/g5ri620jev7uy06/WGIPOA%203-20-2021.mp4?dl=0>