

## **West Galveston Island Property Owners Association (WGIPOA)**

The WGIPOA meeting was held on August 21, 2021, in person at the Galveston Country Club. The meeting was called to order by Jerry Mohn, President at 9:00 AM. A quorum was established by the attendance of John Lightfoot- Point San Luis, Julie Greenwell- Sea Isle, Chris Lauer – Bermuda Beach, Peggy Zahler – Spanish Grant Beach, Steve Kendziera – Jamaica Beach, Tony Nims – Dunes of West Beach, and Kim Van Camp – Condominiums, Craig Vance – Terramar, Boyd Carr – Isla del Sol, and Barbara Hankins – Sportsman Road.

Jerry Mohn introduced elected officials, City Council Members Marie Robb and Bill Quiroga and Galveston County Commissioner Joe Giusti. Jerry Mohn also introduced Marty Fluke – Trustee with the Parks Board and Taz Jones – Jamaica Beach City Council, Sally Bakko – Director of Policy and Government Relations for the City of Galveston, Brandon Hill – City of Galveston Coastal Resource Manager, and Dr. Bill Merrell – Texas A&M with many awards and titles such as President Emeritus.

Motion made by Peggy Zahler and seconded by Craig Vance, the July 17, 2021, minutes and the July 31, 2021, financials were approved.

### **Bill Hardesty gave a Voting Legislation Update**

Proposed legislation would implement additional early voting hours and mandate that employers allow for paid time off for either early voting or voting on election day.

### **Galveston County Mosquito Control**

County Commissioner Joe Giusti advised they are trying to stay ahead of the mosquitos, but currently the spraying events can't be held during windy conditions. There has been a proposal to move towards a non-toxic spray that kills mosquito larvae. This material would be similar to the Mosquito Dunks that you can place in ditches and ponds in your neighborhoods.

### **Marie Robb - District 6 City Council Member**

**New Master Planned Community (MPC) rules.** Marie reviewed requirements for a MPC such as having common areas maintained by HOA (front entry area with sign, vegetation, and lights, and a vegetated dune area), mandatory inclusion of all residents in the HOA, and a dues structure. With this designation, golf carts will be allowed to travel in the community to access the beach and bay. Any golf carts must be driven by a licensed driver. Any infractions incur \$250-500 fines and potential delay of a license to a non-licensed driver by up to two years.

**City ordinance discussion for short term rentals (STR) required to be registered annually for \$50. Maximum occupancy rules to be discussed to meet the building codes on the island.**

**TXDOT work on 3005, wrong asphalt specifications used on the last lift and is currently being replaced. The project for repairing all of 3005 should be complete by January 22, 2022.**

**Tax rates are next on the City's agenda. Marie is pushing for additional projects on west end to be slated. Drainage areas and road projects are top of the list. City Council was able to lower taxes by \$.06 and trying to cut more.**

**IDC is discussing additional funding for the environmental analysis of West End beach nourishment with a fortified dune from the end of the sea wall to 13 Mile Road. The current idea is to occur within the next 2 years due to a 1.5 year planning process.**

**Brandon Hill - Galveston Coastal Resources Manager.**

**Manages construction activity 1,000' landward of mean high tide line or first public road (Bermuda Beach Rd). Applies to changes of footprint of a structure. Brandon also reviewed reasons for a red tag on beachfront houses. [Click Here for Presentation](#)**



2021-08-21  
WGIPOA  
Presentatio

**Federal funding of Coastal improvement projects and parking shortfalls is available. While the City can't apply for these funds, they can help HOAs apply for these funds.**

**Dr. Bill Merrell**

**Coastal Spine Developments While proposed in 2008, this may be as close as it's ever been to implementation. Idea is to stop water at the shore and prevent ingress into Galveston Bay and the associated ship channels. The main components are storm gates, beach/dune building, and interior levees.**

**Dune and beach building will be the main effect on the West End. Natural dune restoration is 6-10 years. Sand dunes naturally erode and hybrid (fortified) dunes are a stronger alternative to natural dunes. Examples are armor stone, t-wall (New Orleans), and clay levees.**

**While none of the solutions proposed by the Corps of Engineers or outside consultants are perfect, it is agreed that something is better than nothing. It is anticipated that some dune building efforts could start as early as next year and larger construction efforts are still at least 3 years away. [Click Here for Presentation.](#)**



The Coastal Spine  
Approach and New

**Next WGIPOA Meeting**

**Next meeting will be on September 18 at the Galveston Country Club and guest speakers will be State Senator Larry Taylor and State Representative Mayes Middleton to review the recent Texas Legislative Session.**

**Meeting adjourned at 11:00 AM**