

West Galveston Island Property Owners Association

Meeting March 19, 2022

1. **Call to order – beginning of 23 years as an organization
9:00 AM**

2. **THE WGIPOA meeting was held on March 19, 2022, 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 with the attendance of Rosemarie Gonzalez – Acapulco Village; Kim Van Camp – Condos; Craig Vance – Terramar; Barbara Hankins – Sportsman Road; Peter Moss – Sand Hill Shores; Boyd Carr – Isla del Sol; Dan Walsh – Spanish Grant Bay; Julie Greenwell – Sea Isle; Peggy Zahler – Spanish Grant Beach; Tony Nims – Dunes of West Beach; John Lightfoot – Pointe San Luis; Breck Porter – Jamaica Beach; and Chris Lauer – Bermuda Beach**

3. **Jerry Mohn introduced elected officials, Galveston County Commissioner Joe Giusti; District 6 City Council Member Marie Robb; Marty Fluke – Trustee with the Parks Board; Taz Jones, Jamaica Beach City Council Member. Jerry Mohn also introduces Galveston Parks Board of Trustee member including Kelly De Schaun – CEO; Kimberly Danesi – COO; and Elizabeth Schneider – “Leave No trace” Ordinance.**

4. **Introduce candidates for office**
 - **Marie Robb (District 6)**
 - **Marty Fluke (District 6)**

5. **Approve February 19, 2022, minutes and February 28, 2022, financials**
 - **Approved by Peggy Zahler and seconded by Craig Vance.**

6. **This was our annual meeting and the following members were approved for a three year term from March 1, 2022, through February 28, 2025:**

Jamaica Beach	3 years	2/28/25
Dunes of West Beach	3 years	2/28/25
Sportsman Road	3 years	2/28/25
Isla del Sol	3 years	2/28/25
Lafittes Cove	3 years	2/28/25
Sea Isle	3 years	2/28/25
Sand Hill Shores	3 years	2/28/25

7. **Goodbye Susan Gonzales – CKM Property Management: Susan has been a secretary for many of the HOAs on the island. She is retiring and has sold her company to Bruce and Brandi Deckard. She was acknowledged with a plaque for her more than 22 years of assistance and support to the WGIPOA. Thanks again Susan!!**

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8. **Board Member Craig Vance and Jessica Bouvier from the Galveston County Food Bank. Last month 4,000 families were helped to feed their families. The food bank currently utilizes its resources and \$1 feeds four families. WGIPOA donated \$1,000 to the food bank. 60,000 people (17%) of Galveston Co needs assistance with food supply.**
9. **Marie Robb – District 6 Happenings: Seaweed Inundation Permit, up for vote by the Park Board today in order to allow west Galveston POAs to utilize the City’s Permit to remove seaweed during inundation occurrences.**

Gas to the West End – Gas utilities are going to be applied to the neighborhoods closest to 3005 first and slowly moving into the neighborhoods. The gas companies are footing the bill for these expenses, and this is why the project is taking so long.

CenterPoint is continuing to bolster the infrastructure on the island, especially along Stewart Road. During the 50 mph winds last weekend, no power outages were experienced. Also, in coordination with the city, a new underground (under the bay) power line will be constructed to be the second source of power to the island.

Marie and Trino (Public Works) have driven through the neighborhoods to identify street and drainage issues. Public works is changing their budget to reallocate money so that the budget isn’t split evenly across all districts.

She has met with the GLO in order to get sand on the beach. USACE has not included any beach nourishment in their 2023 plan, so the city is looking for additional opportunities.

The new Centerpoint electric supply will come from the southwest, with a line installed under San Luis Pass area.

10. **Lt. Migues – Galveston Police Department**

Extra Patrols between calls, the department has been tasked with driving between neighborhoods. Over the last week, the department has been spending more time on the beaches due to Spring Break activities. Currently, the department is still short of 30 officers. The main issues identified with keeping officers are (1) incentives from nearby departments, (2) the increased negative attacks from social media, and (3) the cultural change in the mindset for young candidates wanting to become officers.

11. **Galveston Island Tourism Council (GITC) – Julie Ann Brown – Galveston Island Nature Tourism Council (GINTC) and Kristen Vale – Texas Coastal Coordinator American Bird Conservancy**

FeatherFest Update (April 21-24), 20th Anniversary at Moody Gardens Hotel. More than just birding and Nature Photography, they have a large shopping

opportunity. Accepting used camera gear for resale. Native Plants will be on sale and there is even a plant give-away day, while supplies last. Free learning tracts are also available to the Galveston community but require a reservation.

Kristen - Galveston is now certified as a bird city. This criteria-based designation is good for three years. This program is meant to protect and grow both bird populations and the enjoyment of these resources. As a reminder 1/3 of the birds that migrate through the US, come through Texas. One way to help is to turn off your lights at night. Most of these migratory birds travel at night and may be drawn to the lights and off of their migratory tracts. The other way to help is to plant native plants.

12. Sally Bakko – Gulf Coast Protection District (GCPD)

Coastal Study Protection Project –The regional flood plans were created and being sent to the state for flood infrastructure funds. US Corps of Engineers are meeting to identify projects research needs for the area. Looking at the levee program for downtown Galveston and proposed gate system will be installed.

February – legislative sub-committee talked about the coastal Texas study storm protection system project (aka Ike Dike or Coastal Spine). The US Corps of Engineers and GCPD both spoke on behalf of this project and how the Houston and Galveston area ports support the US on more than a regional distribution.

While many projects are authorized, they still need appropriation of funds. Authorization areas are looking for natural design elements included in the climate change and coastal restoration projects.

13. Galveston Parks Board

Leave No Trace city ordinance (Elizabeth Schneider) explains that it is illegal to leave unattended personal items on the beaches overnight. 1,500 items were picked up in 2019 and 2020. In 2021 this number dropped to 391 items. The drop in recovered items is attributed to increased signage and help from local volunteers.

Seaweed inundation program (Marty Fluke) stated that approximately 4,000 Short Term Rentals (STRs) in Galveston. Approximately 2,000 STRs are on the West End of the island. Hotel occupancy tax (HOT) from STRs on the West End is about 6-7 million dollars to the city. These statistics indicate that the city should be sending more tax dollars to the West End to beautify our beaches. Part of doing this is continuing to support the seaweed inundation program. This allows for local POAs to apply for seaweed removal efforts through the City's federal seaweed removal permits.

Seaweed Relocation Program (Kimberly Danesi and Kelly De Schuan) discussed that the Coastal Zone Management Teams touch everything beaches except security patrols. The Park Board is mandated to remove trash from the beaches. The Park Board is not funded to relocate seaweed. There is a difference between nuisance seaweed (<2.5' in height, <10' in length, or <50% of beach coverage) and emergency levels (>2.5' in height, >10' length, or >50% beach coverage). In emergency situations, heavy machinery with specialized equipment can relocate the seaweed within permitted guidelines. The seaweed is reduced in height and not removed completely. Park Board properties are given priority (City resources to City property first), then moving west down the 29 miles of beaches. The leaving of some seaweed on the beaches is required by the permit for the protection of wildlife and the nourishment of the beaches.

14. West End Realtor Updates

Sand N Sea (Stacie Webber Rubio) –boom during the COVID pandemic and continued increase in home sales as work schedules getting back to normal. 31% increase in median home costs due to low inventory and higher numbers of buyers.

Gary Greene/Better Homes and Gardens (Jerri Babbin) – 175 homes for sale in our zip code with over 500 buyers looking for those homes. Local realtors have the knowledge of which houses make better investments, what areas do not allow for renting, local HOA costs, and insurance regulations and costs.

15. Property Owner's Association Requirements (Weston Ray)

In September, new laws went into effect for HOA/POAs including senate bills (SB) 1588, 30, 581, 318, and house bills (HB) 1659 and 1281. In short:

- **Architectural control committees cannot be made up of people other than board members, or their in-house family members.**
- **Architecture Committees can no longer include HOA Board Members**
- **All HOAs are required to have websites.**
- **HOAs need to have a provision in the bylaws for how to solicit bids for projects that exceed \$50,000. (Ex. All projects exceeding the cost of \$50,000 require a minimum of three bids and the winner is decided on a “best value” decision.)**
- **Meeting minutes are required to be a summary of the meeting and do not have to include full discussions of agenda items.**

Adjournment of the meeting 11:20.

Next meeting April 16th with main presenter Galveston County Tax Assessor/Collector Cheryl Johnson to talk about how to reduce your property taxes.

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After the meeting the Board elected the following Officers for 2022:

- **Jerry Mohn -President**
- **Peggy Zahler – Vice President**
- **Secretary – Chris Lauer**
- **Treasurer – Craig Vance**