

West Galveston Island Property Owners Association

August 3, 2024

0900 Call to Order

0900 Introduction of Board Members

The WGIPPOA meeting was held on August 3, 2024, at Courtyard y Marriott on Seawall Boulevard. The meeting was called to order by Jerry Mohn, President. A quorum was established with the attendance of Jerry Mohn – President; John Lightfoot - Pointe San Luis; Boyd Carr – Isla del Sol; Dan Walsh – Spanish Grant Bayside; Kim Van Camp – Condos; Peggy Zahler – Spanish Grant; Chris Lauer – Bermuda Beach; Bob Matthews – Sea Isle; Sarah Hawkes – Sportsman’s Road; and Rosemarie Gonzales – Acapulco Village.

0902 Introduction of Elected Officials

Senator Mays Middleton, Mayor Craig Brown, City Council Member and Mayor Pro-Tem Marie Robb, City Manager Brian Maxwell, and Jamaica Beach Council Member Taz Jones. House Doctors of Galveston (Luke Mazur) and Wellby Financial are our corporate sponsors.

0905 Hurricane Beryl State Level Updates – Mayes Middleton

TWIA is wanting to update their rates by 10% and there is also a replacement cost that you can opt out for a 13% increase for an adjuster. This should be relayed to you by your wind insurance agent. Please also ensure that your wind insurance is to cover the price of your house and not your property which is usually not damaged by the wind. These increases are due to reinsurance premiums requested b TWIA. August 6th, please go out and vote to oppose this measure.

There was a 12 hour hearing with CenterPoint. It was determined that there was not a functioning outage tracker prior to the storm. It was also determined that there was not a notification or communication of potential issues prior to the storm in order to have others step in to prepare for the storm. 80% of the generators that were listed for backup power were too large to utilize during the hurricane. Vegetation management was lacking and led to longer term outtages across the area. There is now legislation in place to ensure that electric companies cannot gouge in pricing nor lag in restoring power.

Discussion of emergency orders for dune restoration and non-hardened geo-structures (tubes) are moving forward. We are still in the middle of hurricane season and no longer have beach protection for the houses in the neighborhood.

Senator Mayes Middleton, District 11 – [mayes@mayesmiddleton.com](mailto:mayas@mayesmiddleton.com) - (409) 443-7713

0930 Hurricane Beryl County Update – County Commissioner Joe Gusti

Surfside closed the bridge on the south end of the island. Phone calls were made to allow Galveston residents to be able to cross through the closed road. Additional communications were in place to help out where needed.

Mosquito control is ongoing. It takes 14-days to spray the entire county. There were planes out this morning. The planes and trucks are computerized to determine how much agent to spray based on speed, wind direction, temperature, and other factors. The agents are only sent in the evenings and early mornings when mosquitoes are active and beneficial insects are in hiding. In addition, larvicide and mosquito trapping are ongoing to limit mosquito count and prevent the spread of disease.

County Commissioner Joe Gusti - (409) 771-3888

0943 West End Police Report - Lt. Sean Miguez

GPD delayed the shift change during the Hurricane to ensure there was not a change during the storm. Police were not patrolling when winds were over 50 mph, but were responding to necessary calls. Police were brought on-board for anti-looting patrols. Police are back patrolling the beaches as vacationers have returned to normal levels.

If you see something, say something. For all non-emergency issues, please call the non-emergency phone line right away at **409-765-3702**. Getting the right information to the right people quickly is the best way to address your issues.

0948 City Impacts – Mayor Craig Brown and City Manager Brian Maxwell

Short Term Rentals (STRs) are being looked at to be better community neighbors. There are discussions into whether the annual fee should be changed, allocated to different areas, or collected by the City instead of by the Park Board. An increase into 24-hour coverage of City Marshalls to help enforce City ordinances at STRs. Parking regulations are also being discussed. There is also a discussion of changing from a registration process of STRs to a permitting process. This change would allow the City to potentially revoke permits from STRs with continued complaints and violations.

Businesses were hit hard when unable to keep fully functional over Independence Day weekend. Please support local businesses where possible.

The City had a meeting to reinforce and improve response activities to emergency situations. The City will be finding a way to send out routine updates during disasters. There will be notifications sent out that if you cannot live without power for one week, you should make alternative plans to leave during a storm or have other ways of generating power for your residence.

- Mandatory evacuations are issued to let you know that you will not be receiving City services (police, fire, ambulance, etc). This includes evacuating hospitals, jails, and nursing homes. It also includes the state opening up hotel rooms in Austin and other cities.
- Voluntary evacuations are issued to the elderly and non-locals (renters, RV owners, etc) know that there is a storm coming. This warning is for those who are less mobile or who are not familiar with disaster situations and response on the island.

It was determined that 60% of vegetation that interfered with electric transmission were on private properties. Please ensure that any palm trees or other vegetation around the electric lines near your house are maintained appropriately.

Drainage crews have been clearing drainage ditches since the 20" of rain after the hurricane. There are delays since TxDOT has not been clearing their ditches. The City is clearing where they can and the City will soon be clearing TxDOT ditches instead of waiting for the state to assist. The Terramar Pump Station had no issues during the storm. The Pirate's Beach, English Bayou, and 14th Street Pump Stations are being redesigned. The pump stations do not prevent flooding, but expedite water removal. These lines are longer than those on the main land and usually full of saltwater until the pumps start draining the retention areas (mainly streets).

Gas transmission to the West End is still limited. Discussions are ongoing, especially after the storm.

1037 Coastal Resources Impacts – Hunter Cummings

Emergency permits are in place for emergency restoration and stabilization of structures and dunes. These permits can be utilized to replace soil under houses, replace damaged walkovers, and rebuild dunes.

Bermuda Beach and Spanish Grant Beach are in line to have roads being replaced. An additional source of crushed limestone has been procured. There are plans for additional fortification of the roads. The discussions include articulated and permeable mats. There are also additional discussions of fortification of the roads on the beach side of the road.

Additional access points, including Pirate's Beach Access Points at the ends of the roads, are going to be systematically replaced from the east to west. Signage has been inventoried and are being replaced, but is being delayed through the FEMA reimbursement process.

1055 CenterPoint Impacts – Ryan Duggan, Galveston Service Center

200 poles went down on the island and were up within a week. The beginning process for CenterPoint workers after a hurricane includes 16 hour days. They immediately began the cut and clear process where lines near substations are investigated to the first area of damage and turned on between the substation and damaged area. During this process, emergency centers including hospitals and fire stations are brought up online.

80% of the damage from the storm was on the West End. Communication was initiated to put workers in the areas that needed to be repaired. They found groundwater pressures during the storm were pushing poles out of the ground. This was a new issue that was not experienced during previous storms. Some poles are now installed with additional ground support to prevent the poles from going down. In addition, coated fiberglass arms/supports and stainless-steel bolts were installed. These extra levels of support were already planned for installation, but the replacement was expedited because of the storm.

Additional improvements include engineering and relocation of switches were completed to better serve areas that consistently without power during storms. A new outage tracker rolled out of CenterPoint on August 1st. This tracker will be a notification tool to affected owners to

push notifications and potential repair times. CenterPoint acknowledges that the system is not perfect, but they are working to do better.

1127 Closing Thoughts – City Council Member Marie Robb

Marie will be at the TWIA meeting at 9 AM on August 6th in defense of the West End.

Marie is using previous storms like Winter Storm Yuri where power was not sent to the West End to help increase infrastructure improvements to the West End. There is additional electric infrastructure improvements and there are continued discussions for gas transmission lines to our neighborhoods.

If you have any questions or concerns, please text Marie Robb at (409) 256-4518 or email at Marie@MarieRobb.com, and she will answer and/or forward the issues to the appropriate agencies.

1135 Approval of May 18th meeting minutes and June 30th financials

Moved by Peggy and seconded by Chris.

1135 Adjournment

The next WGIPOA meeting will be September 21st, 2024 at the West Isle Presbyterian Church.