

West Galveston Island Property Owners Association

August 15, 2026

0900 Call to Order

The WGIPOA director's meeting was held on August 15, 2026 at the Courtyard Marriott in Galveston. A quorum was not established with the attendance of Craig Vance – President; John Lightfoot – Pointe San Luis; Peggy Zahler – Spanish Grant Beach; Rosemarie Gonzalez – Acapulco Village; Julie Greenwell – Sea Isle; Chris Lauer – Bermuda Beach; Guy Sullaway – Point West; and John Scott Jordan- Beachside Village.

0902 Introduction of Elected Officials and Corporate Sponsors

In attendance were the following officials and candidates.

- Terri Leo-Wilson, State Representative
- Jason Hardcastle, District 6 Representative

Special thanks to our corporate sponsor Wellby Financial.

0904 Approval of Meeting Minutes

The July meeting minutes were motioned for approval by John and seconded by Peggy.

Discussion of financial statements.

0906 Representative Happenings

New legislation around the use and teamwork of data centers in local communities. The current discussions revolve around these data centers bringing their own water and power while keeping the process equipment quiet near neighborhoods.

Continued state funding leading to developments planned for Pelican Island, Battleship Texas, and Bryan Museum including bringing local jobs and teaching teachers how to teach Texas history and literacy.

Additional discussions for shoring up Hwy-87 on Bolivar Peninsula. Current thoughts are raising the highway which is more costly than other options.

The Pelican Island Bridge projects are now elevated in federal funding stature based on the plans for ship building on the island. There are additional discussions about creating a land bridge instead of an air bridge.

Bills regarding short-term rentals (STRs) are continuing to be brought up by larger entities such as Airbnb. This would ensure upfront taxing, revenue generation, and occupancy restrictions.

0920 Galveston Police Department Report

Due to current staffing levels, you should notice the presence of additional officers on the West End. If you have any comments about the police presence, please send your comments to Peggy Zaheler for her to consolidate and send to Lt. Sean Miguez. The marine presence activity is being increased which includes the review of abandoned vessels.

0923 District 6 Happenings by Jason Hardcastle, Galveston Council Member - District 6

Regarding code enforcement, during city council meetings, Jason wants to help with efforts towards STRs and in addition to the current parking enforcement in the downtown areas.

The Pelican Island Bridge is pushing forward towards a more reliable bridge access with rail access. Creating this bridge as a “land” bridge would solve most problems. This would include servicing the construction of a ship building yard on Pelican Island.

Tax appraisals are lower this year leading to potential tax rate increases. This is leading to additional discussions and reviews of these costs to lead to more fruitful discussions around potential tax increases.

Similarly, Galveston has 90-120 days of reserve costs which may be somewhat inflated and could be lowered in order to keep local taxes at lower levels.

The City Management and GLO are meeting twice a month regarding Bermuda Beach Drive and Buccaneer Road. Both roads require robust infrastructure increases and costs. This will lead to additional discussion on beach nourishment projects.

New development on the bay, Discovery Sands, is being reviewed by State Resources including the US Army Corps of Engineers, Texas Parks and Wildlife (TPWD) and Texas Commission on Environmental Quality (TCEQ). The higher-level development includes concessions that are protecting and set aside property for birding islands, low light levels at night, repairing living shorelines, and a higher expandable wastewater treatment plant. If the variances are not passed, the area will most likely be developed without additional infrastructure. This development will increase tax revenue, protect the environment, and build additional infrastructure (sewers and water treatment) for the West End.

The airport renovations include a more robust customs structure to include upgrades as a port of entry. This would require renovations to the terminal. The commercial implications would be tied to the renovations if the port of entry upgrades are implemented.

1000 Discussion of Past and Future WGIPOA Meeting Topics

Moving forward, additional topics suggested included the following.

- TXDOT updates (Danny Perez)
- USACE and Park Board regarding current and future projects
- Coast Guard
- Legislation of HOAs after current session ends (Chris with Porter Law Firm after May 2027)
- Discovery Sands Developer (if development approved)

1015 Adjournment