



# Community Center Closed POA & Community Attempts To Save It

A few months ago the Carancahua Community Center was closed and was slated for removal or demolition. The local landmark was originally located across the street from its current location where it served as the local school house. Later, it was moved and became the community center. As such, it was the area's local venue for many events including meetings, weddings, and worship activities. In addition, the Tri-County Point POA rented it 2 times a year for its meetings as well as other special events.

Without the availability of the community center, future POA meetings will need to be held outside of the community or under the pavilion in the park. As a matter of fact, the December 16 meeting will indeed be held at Hahn Pavilion.

The TRICOPPA board began talks with members of the Trustees of the Carancahua Community Center about the POA possibly taking it over and saving it for the benefit of the POA and the community. Chief negotiator for the POA, Dale Porter, recently reported that the Trustees of the Carancahua Community Center had generously agreed to donate the building to the POA, free of charge! Of course, it is up to us to move it and to do it before the end of the year. With the POA taking the lead, the Boca Chica Beautification Committee has agreed to do everything it can to help raise the necessary funds. They immediately began seeking pledges to pay for the moving and set up of the building. As of this writing they have secured a little over 6,000 in

**Continued on page 2, SEE COMMUNITY CENTER**

## Parker, Shaddock, Whipple Vie for Vice-President

The election for Vice-President of the Tri-County Point Property Owner's Association, will be held on Saturday, December 16, at 1 p.m. The meeting location will be at Hahn Pavilion in Lady O'Dowd Park in Boc Chica on 776. The POA is fortunate to have 3 excellent candidates running for the position. They are Jim Parker, Shirley Shaddock, and Dan Whipple. Dan Whipple and his wife Kathy own property in Section 7. Jim Parker and his wife, Sandy, live in Section 5 and Shirley Shaddock and her husband, John, live in Section 1. Each will have an opportunity to address the community before the vote is taken. Their biographies are included in this mailing.

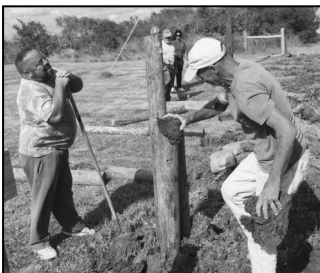
Dale Porter ran unopposed for the position of Secretary and retains the position.



From left to right: Vice-Presidential Candidates Shirley Shaddock, Dan Whipple and Jim Parker will face-off at the TRICOPPA annual meeting on December 16.

## BCBC Beautifies Boat Ramp

On November 11, many members of the Boca Chica Family, gathered together to make improvements at the boat ramp. Organized by the Boca Chica Beautification Committee, the volunteers removed the old rusted barbed wire fence and completed about 80% of the new, more attractive nautical themed barrier.



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## COMMUNITY CENTER from page 1

cash pledges. A special Tri-County POA bank account is being set up for the funds to be deposited into and distributed from.

The cost of moving the structure will be \$28,000. There will be other expenses including dirt work, foundation, building connections, air conditioning, etc. The total final cost could be as high as \$75,000 and it would give the community an asset worth \$150,000 or more. The first order of business is to get the building off of the current location and moved onto the park grounds where it will be set up to serve our community family.

The POA has long envisioned its own club house, something many viewed as more of a fantasy than a real possibility. The problem of losing the community center presents a unique opportunity to realize this goal of getting our club house. In addition, we would gain another income stream for the POA by making it again available as a venue for all kinds of community events including private parties and celebrations.

The POA will also be able to utilize it for all sorts of its own events and fundraisers. In addition, it would also serve as home base to the beautification committee, greatly aiding their effort to beautify Boca Chica. Qualified community members have inspected the building and found it to be in sound condition. Failure is not an option, however, if we do fall short and are unable to proceed, all monies will be rightfully returned.

The bottom line is that this is an opportunity to be seized or lost. Failure is absolutely not an option. Thus, we urgently appeal for your help.

Thank you,

Stan Kazwell, Tri-County Point POA President

**-Tri-County Community Center Fundraiser -**

## Our Timeframe is Short, Please Help Us, Today!

**Platinum Level, \$5,000**

**Gold Level, \$1,000**

**Silver Level, \$500**

**Bronze Level, \$200**

**Crystal Level, \$100**

Every donor, at each level, will be commemorated by name on our donor wall. When making your donation, please specify the exact name to be recognized.

For example: John & Mary Doe, The John Doe Family, Mary Doe, In Memory of John Doe, Doe Manufacturing Company.

Please make donation  
checks payable to:

**Tri-County Community  
Center Fund**

**405 Main Street,**

**Palacios Tx, 77465**

## Good Bye Summer of 2017, Long Grass & Long Gone Pier

The community's potential loss of the community center was not the only encounter of the morose kind, this past summer. Plagued by a series of tractor problems, Boca Chica has seen sporadic mowing and much higher grass this past summer than we would have like. With the mechanical problems (hopefully) behind us, the community has been freshly shorn with the intent of keeping it so.

With the coming and going (and coming and going again) of Hurricane Harvey, Boca Chica & Fisherman's Village was largely spared. The water did not rise as predicted nor did the widespread catastrophic devastation that was predicted. Nonetheless, some buildings were indeed damaged. So to was our Tri-County Point POA Pier, which was virtually destroyed.

Recognizing the importance of the pier to the community, plans are being made and bids are being taken to replace it. With the momentary opportunity to obtain the community center, the immediate focus is on securing that building and then rebuilding the pier. Needless to say, we are looking ahead to a very busy year.

## PEKS' Jim Ekstrom To Address Community

The Redfish farm in Boca Chica is expanding. PEKS Aquaculture, LLC, located at 1014 County Road 477, is in the process of expanding its operation on the east side of 477. This expansion has a direct impact on the drainage system of our community because it's outlet flows right through their property.

Jim Ekstrom, of PEKS will address drainage improvements and other issues at the December 16th TRICOPPA membership meeting. He will also discuss the company's other efforts to be a good Boca Chica neighbor including a major donation pledge to the Carancahua Community Center Project.



## General Membership Meeting Agenda

12-16-2017

1 P.M. Call to Order

Pledge of Allegiance and Invocation

President's Opening Remarks

Reports

Introduction & Presentation by Candidates for Vice-President

Election

Presentation by Jim Ekstrom, PEKS Aquaculture LLC

Discussion & Vote on forming Water Supply Corporation

Announcement of the Election Results

Closing Comments

Adjournment

BCBC Christmas Party

## BCBC Christmas Party

### Raffle & Loud Auction

**Saturday, Dec. 16** (approx. 2:30 p.m.)

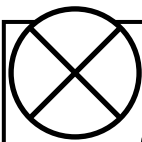
### Right after the Annual Meeting

Bring your favorite Hors d'oeuvres and Christmas treats!

Coolers are welcomed!

Santa will visit!

*Proceeds to be donated to the Community Center project*



## Yes! I Want to Help Save the Carancahua Community Center!

**Platinum Level, \$5,000**

**Gold Level, \$1,000**

**Silver Level, \$500**

**Bronze Level, \$200**

**Crystal Level, \$100**

**VERY IMPORTANT:** Every donor, at each level, will be commemorated by name on our donor wall.

When making your donation, please specify the exact name to be recognized.

For example, John & Mary Doe, The John Doe Family, Mary Doe, In Memory of John Doe, Doe Manufacturing Company, etc. Please recognize this donation in the manner I have listed below.

Please recognize: \_\_\_\_\_

Make donations payable to:

**Tri-County Community Center Fund,**

**405 Main Street, Palacios TX, 77465**

# Jim Parker

**Email** parkerjim.10@gmail.com

**Address** 103 Starfish, Palacios, Tx

**Phone** 830-796-5830

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## Objective

Applying for Vice President of the Tri-County Point POA Board of Directors.

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## Experience

### Owner/Operator

**Jims Auto&Truck Repair** - Medina,  
Texas 78055

Schedule appointments for all repairs for customer's vehicle's,order parts for repairs check all repairs to make sure the repairs were done correctly , handle customer relations and vendor relations.

### District Service Manager

**Ruan Leasing and Transportation** -  
Austin/San Antonio

Schedule maintiance and repairs for Leased vehicle's,prepare operating Budget for yearly operations,monitor budget to keep within operating cost.{This was for 3 shops}

### Area Service Manager

**American Freightways** - San Antonio,  
Texas {Main Office Service Shop}

Schedule maintiance and repairs for 300 Trucks & 600 Trailers.Manage 6 repair shops,prepare operating budgets for all shops,monitor budgets to keep within operating costs.

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## Education

### H.S, Some College Credits

**Calhoun High School** - Port Lavaca,  
Texas  
1965

H.S.{General Education}College Credits were for Special Courses needed to advance in Business ,and advance my Education .

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## Skills

In my years of Management positions I have dealt with many forms of People conflicts and having to reslove them., Also in my management positions I have prepared many budgets., As a manager you have to know how to manage time properly and effectively., I have strong leadership skills but fair and equal.

  
10-13-2017

Shirley Shaddock  
350 Speckled Trout Loop  
Palacios, TX 77465

OBJECTIVE: Vice President of Tri County Point POA

### **EXECUTIVE SUMMARY**

Over 10 years of experience in:

- Development and grants management. Managed over \$1 million in grants for community nonprofit that impact poor and disadvantaged populations.
- Strategic planning and facilitation. Led various strategic planning processes for local organizations.
- Developing and implementing innovative programs and products and services.
- Working with constituent groups including boards, committees, volunteers, and external audiences.
- Budget management. Extensive background in developing and monitoring program and organizational budgets. Designed financial protocols and procedures to control costs and monitor disbursements.
- Policy development and analysis. Well-versed in assisting federal and state government agencies and national organizations to develop policy procedures.
- Advocacy work and experience in articulating issues in health and public education as they relate to economic and social development.

### **BOARD EXPERIENCE**

- Treasure, Hope Station, Transitional Housing
- Chair, Board of Directors, United Way
- Chair, Historical Commissioners, City of Palestine
- More...

### **AWARDS**

- Presidential Life Time Volunteer Achievement Award
- Chaired on numerous boards and made presentations to professional audiences, external boards, and other groups regarding organizational programs and services, public policy issues, and futures outlook.

10/12/17

To: Tri-County Point Property Owner's Association

From: Dan Whipple

RE: Director position

To whom It may concern,

I am interested and willing to serve as a Director for the Tri-County Point Property Owner's Association.

My wife Kathy and I purchased a lot in Section 7 earlier this year and we are thrilled to be part of this community. We looked for several years at many areas but fell in love with Boca Chica/Fisherman's Village. We are in the process of building our little slice of heaven so we can spend as much time as possible here with our daughter Jessica, son Mark and daughter Kara who is due in November.

I am wanting to do whatever I can as a Board member to continually elevate the value of our properties and the community. I hope that my background will be beneficial to the Board and all property owners.

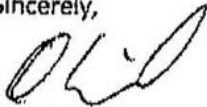
My experience includes 25+ years of senior level finance and accounting positions with major hotel companies including: Vice President and Corporate Controller for Destination Hotels and Resorts (10 years). Area Director of Finance covering Colorado, Utah and Arizona for Kimpton Hotels (7 years) and Controller/Assistant General Manager of the Port Royal Ocean Resort (8 years). I am currently the Chief Financial Officer (CFO) for VitalRads Veterinary Radiology Consultants in Cypress, Texas.

I have served as the President of The Lodge at Brookside Condominium Owners Association (Avon, Colorado), Controller for the Port Royal Ocean Resort Homeowners Association (Port Aransas, Texas) and as a Board member for the Meridian Hills Homeowners Association (Colorado).

I am hoping that my experience and desire to help the Tri-County Point Property Owner's Association will be of benefit to this Board.

I appreciate the consideration.

Sincerely,



Dan Whipple

11903 Shallow Oaks Dr.

Houston, Texas 77065

720-252-5308

[Whipdan@aol.com](mailto:Whipdan@aol.com)

[Dan@vitalrads.com](mailto:Dan@vitalrads.com)

Vice President

# Official 2017 Ballot & Proxy Ballot

## Tri-County Point Property Owners Association

You may vote with this ballot one of three ways.

**1)** You may carry it into the meeting and cast your own ballot, in person. (If you do not bring the ballot with you, one will be provided before the voting begins.)

**2)** You may vote absentee by picking one candidate below, filling in you name, signing it and mailing it to the POA at the following address:

Tri-County Point POA

14 County Road 480,

Palacios, TX 77465

*\*Please note: Do not delay. All absentee ballots must be received at the POA office by Dec. 11, 2018.*

**3)** the 3rd way you can vote is to appoint a proxy to vote at the meeting in your place. You can revoke the proxy at anytime up till the vote. If you wish to vote by proxy, please fill in the name of the person who will be voting for you on all matters at this meeting.

I hereby give my revocable proxy to: (Please Print, proxy needs to be able to provide identification)

\_\_\_\_\_ Date \_\_\_\_\_

Property Owner's Name \_\_\_\_\_ (Please print)

Number of votes (lots) \_\_\_\_\_ Each lot constitutes 1 vote, jointly owned lots still get 1 vote.

Property Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ If you own additional lots, please list on the backside of this ballot or attach a list.

**Jim Parker** \_\_\_\_\_, **Shirley Shaddock** \_\_\_\_\_, **Dan Whipple** \_\_\_\_\_.

Please pick only one candidate, above. Do not forget to include a listing of all lots owned, each lot constitutes 1 vote. All ballots must be signed by the property owner.

X

\_\_\_\_\_ **Property Owner's Signature and Date** (must match the printed name above)