

Vote for Karen A. Jacobs

Tri-County POA President



Karen Jacobs

WHO IS KAREN JACOBS?

First, I have held a leadership position at my current job for over twenty-three years at the Harris County Sheriff's Office (HCSO) in Houston, Texas. I have been employed with HCSO for twenty eight years. I work very closely with Sheriff Adrian Garcia's Executive Leadership Staff. I am the Administrative Sergeant to Major Edwin Davis, where I have served in this position for approximately five years.

Second, I am married to Lincoln A. Jacobs, Sr. and we have been married for nearly twenty years.

Third, I am a member of Brentwood Baptist Church in Houston, Texas where my husband and I are members. I have been a member since 1985 and my husband since 1993. I also serve in the capacity of Associate Minister and have served in this position since September, 1997.



Lincoln & Karen Jacobs

Contact Information

Cell Phone: 713 306 8669
Address: 1319 River Rock
Missouri City, Tx 77489
Email: karenjacobs0275@att.net

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Hello, I am Karen A. Jacobs. My husband (Lincoln) and I own property in Fishermen's Village, section 8. It would be an honor to be chosen as the next Tri-County POA Board President. Good leadership is key to the success of any organization and something that I take very serious; therefore, let me share with you a few notable things about myself.

— Continued —

My educational background is as follows: I attended the University of Houston Central Campus from 1979 – 1981. Graduated from the College of Biblical Studies in Houston, Texas with a Bachelor of Science Degree in Christian Leadership in April, 2006. On May 10, 2013, I graduated from Liberty University in Lynchburg, VA with a Master's of Arts Degree in Management and Leadership.

I have participated in several DISC profiles over the past twenty-five years in which one's character traits and spiritual gifts are assessed and evaluated. I recognize from these assessments that God has provided me with several gifts and one dominant gift is that of servant leadership. I use my leadership gifts daily in service to the citizens of Harris County, where I work; in Fort Bend, where I live and in serving God's people.

It is obvious there is a need for someone with good leadership skills, good communication skills, compassion, knowledge and experience to serve the people in Fishermen's Village. The reason I would like to serve as the President of Tri-County POA is because I believe this is where God is leading me to serve and where my gifts and talents can be utilized to serve his people.

My work experience consists of: Twenty-three years as a sergeant in the largest Sheriff's Office in Texas and my collegiate education qualifies me to serve as the President of Tri-County POA. As President, I am more than capable of presiding over meetings; reviewing, approving and signing POA documents; formulating goals and plans for the POA; carrying out all bylaws and seeking to find resolutions to community issues. I am the right person for the Interim President position because I believe in integrity, I am dependable, self-motivated, trustworthy, compassionate, a good listener, and don't mind hard work!

I first met Karen A. Jacobs at the Harris County Sheriff's Office approximately twenty-four years ago where she and I served as deputy sheriffs. Immediately, upon my first encounter with Karen, I observed something uniquely different in his character compared to many of our colleagues with whom we worked.

Karen always projected herself as more than just a professional who did her job well; she also demonstrated a diligence and passion towards her work, which propelled her above her contemporaries. Moreover, Karen's personal demeanor was perhaps most notable in that she approached all of her circumstances and challenges with temperance, moral turpitude, and compassion.

*Lieutenant Alvin Hollinger, Retired
Harris County Sheriff's Office*

BIOGRAPHY & QUALIFICATIONS

Tri-County Property Owners Association
14 County Road 480
Palacios, Texas, 77465

I was born and raised in Valparaiso, Indiana, and moved to the Port Charlotte, Florida area in 1973. Beginning in 2009 I have spent most of my time right here.

While I was playing in Orville Reddenbacher's cornfield as a young child, my parents began buying and selling real estate. This meant that my siblings and I were involved in remodeling, construction, and the like, since a young age. For better or worst, I have continued doing such for my entire life.

For 20+ years I owned and operated retail furniture and restaurant businesses while maintaining my real estate/remodeling/construction endeavors. I have 10+ years in financial services, authored the book, The Mortgage Meltdown (available on www.amazon.com) and hosted a call in radio show in Southwest Florida called Real Estate Charlotte. I am currently president of Fisherman's Village.

In 1988 I was elected the Republican State Committeemen representing Charlotte County, Florida, and in 1990 I was elected Chairman of the 13th Congressional District. I have participated in leadership positions of numerous political campaigns and served on many boards including a commercial condominium (Bell Plaza, Port Charlotte, FL) and a residential homeowners association (Sunshine Villas HOA, Port Charlotte, FL.) I have been active in business and civic groups including the Chamber of Commerce.

As I alluded to above, real estate investing can be profitable and/or problematic. The 1980's Boca Chica investors and developers know this truth all too well. As they became victims of the savings and loan debacle, property values plummeted. Persistent stagnation and disrepair resulted. Again, as many of us can attest, the 2008 mortgage meltdown and resulting financial crisis devastated many lives in our country. It certainly foiled my family's fortunes. My response was to focus most of our energy and resources right here in Boca Chica. I believe its finally starting to pay off. The only thing I know for sure is that its much harder to lose if you don't give up.

Our community needs active involvement if it is going to progress to its full potential. No one person can do this alone and it certainly cannot be done behind closed doors. For this reason I not only ask for your vote, I also ask for your help. Let's join together. It is time to leave the ways of the past behind. Let's evolve Tri-County from an association of surviving -- to one of thriving.

Respectfully submitted:
Stanley J. Kazwell, Jr.
1678 W. Bayshore Drive
Palacios, TX, 77465

LETTER OF INTENT FOR VICE PRESIDENT

Hello

My name is Mike Hamilton and I am seeking the office of Vice President of the Tri County Property Owners Association.

I have been a land owner in the development since 2006, currently a part time resident in Section II and I am considered a Winter Texan. We spend January thru March, parts of July and August, and October in Texas.

I am a High School Graduate, attended Miami University, member of the United States Air Force for 6 years, Decorated Viet Nam Veteran and I also was a Foreman and Superintendent for Road work and Site Development in Ohio. I ran heavy equipment, cranes, backhoes, graders, scrapers, etc. for 40 years. I am a current Successful Business Owner, dealing with the public, stressing making a profit. I am a great golfer. I have been married for 45 years to my wife Pat, have 3 grown children, and 9 grand children.

I believe in Honesty, Integrity and Commitment.

I would like to see the Development grow and prosper and have funds for all needed repairs and upkeep.

My current address is 19 N. Franklin St., Richwood, OH 43344, and cell phone is 740-225-4129 if you have any concerns or questions regarding my running for Vice President. My Texas address is 298 Seabass.



Mike Hamilton

Tri-County Point Property Owners Association, Inc.
14 County Road 480, Palacios, Jackson County, TX 77465
361-972-3998 * www.tricounty@tisd.net * 361-972-0309

Interim President Position

March 18, 2013

Mr. Jack Lindemulder
30720 S. Indian Road
Wilmington, IL 60481

Dear Jack;

On the behalf of the Tri-County Point POA's Board of Directors, Wayne Pearson - Vice President and Victoria Grimes - Secretary/Treasurer, we would like to thank you for your interest in filling the President Position. We would like to know a couple of things before we make our important decision for the community.

What is the reason why you would like to finish out the term of President?

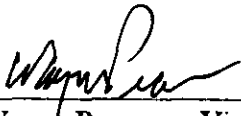
What qualifications do you have that makes you the right person for this position?

What are your goals for this community?

We, the Board of Directors would like to have these questions answered on a separate sheet of paper and sent back in the envelope provided no later than April 1st, 2013.

Thank you again,

Tri-County Point Property Owners Association
Board of Directors



Wayne Pearson - Vice President



Victoria Grimes - Secretary/Treasurer

**Jack Lindemulder
539 Porpoise Dr.
Palacios, TX 77465**

President Position

In planning for retirement in 2006, my wife and I came to Texas looking for a warmer climate during the winter months. We were interested in finding property in a community where we felt would provide the opportunity to relax and enjoy the simple things in life. My wife and I have lived and work in a rural community about an hour south of Chicago, Illinois. We have enjoyed outdoor activities such as camping, boating and bike rides in the county. We have four children, and five grandchildren. We were members of a private beach club when our children were growing up which provided camping opportunities, fishing, boating, biking, trap shooting, relaxing days by the beach and campfires at night. It was a safe place where kids could roam and enjoy outdoor activities and the community was like an extended family creating great memories for all. We participated in the maintenance, construction, renovations and special activities over the years as a member. I and other members took pride in what we had accomplished and enjoyed the friendships that developed working with other members for a common goal. After a couple of trips to Texas, we purchased property in Boca Chica. I am retired and enjoying my time here during the winter months. I see great possibilities for this area and the opportunity for all of us as members to make this area a prosperous friendly community to enjoy with our family and friends for years to come. As an Owner/Member I have been working to help with the ongoing maintenance and improvements being made by the POA. I always strive for quality and value, while staying within a budget.

During my service in the Navy, I was a Naval Aircraft Mechanic stationed in Japan. Following my service, I worked 22 years as an Industrial Electrician at Republic Steel and LTV Steel. In 1985, I went to work for Amoco Chemical, sold to BP, and then Flint Hills where I worked in management and was responsible for electrical and mechanical inspections, diagnosing problems and making recommendations for preventative maintenance using vibration analysis, infrared thermography and ultrasonic equipment. I provided training for electrical and mechanical personnel and was required to work within a budget on expenses and maintenance repairs. My position provided the opportunity to develop skills working with employees, tradesmen, vendors, subcontractors and upper management, providing the ability to accomplish goals and complete projects on time and within budget.

I recently accepted the position of Interim President and currently working with other board members to collectively make informative decisions relating to the operation of the POA for the benefit of its members. My goal if elected President will be to continue working for the members of the association to provide efficient and effective results in the management and operation in order to maintain and implement preventative maintenance on equipment, utilities and infrastructure owned and managed by the POA and look for ways to implement improvements within a budget. I'm asking for your support and the opportunity to serve as President and continue to work with the board members for a common goal in providing a clean, safe, attractive community where every POA member has the opportunity to enjoy the area and all it has to offer without breaking anyone's pocketbook and within the guidelines of the by-laws. In order to accomplish this we must work together, develop a strategic plan, set goals and time lines, make informative decisions and keep members informed on progress. Communication and constructive suggestions should be free flowing between the board and its' members for future project ideas and solutions for implementation in order to provide financial stability, growth and maintain valued amenities within the community and making it a place we all want to be a part of and enjoy now and in the future.



Letter of Intent to Run for the Board of Directors

Hello, I would like to introduce myself, my name is Mike Hamilton and I am seeking a position on the Tri-County Point Property Owners Association Board of Directors.

I have been a land owner in the development since 2006, currently a part time resident in Section II (2) and I am considered a Winter Texas. We stay in Texas, January thru March, parts of July and August and also in October.

I am a High School Graduate, attended Miami University, member of the United States Air Force for 6 years, Decorated Viet Nam Veteran and I also was a Foreman and Superintendent for Road work and Site Development in Ohio. I ran heavy equipment, cranes, backhoes, graders scraper, etc. for 40 years and I'm willing to help fix leaks and anything else I can do for the association. I am a current Successful Business Owner who deals with the public and handles every day pressure while still making a profit. I have been married for 45 years to my wife Pat; we have 3 grown children and 9 grandchildren.

I believe in Honesty, Integrity and Commitment. I would like to see the Association grow and prosper and have funds for all needed repairs and upkeep.

My Ohio resident is 19 N. Franklin St., Richwood, OH 43344 and my Texas resident is 298 Seabass, Palacios, Texas 77465. If you have any questions or concerns, please call me on my cell at 740-225-4129.

Sincerely,

Mike Hamilton

Al Ramirez

Letter of Intent

Hello, my name is All Ramirez. I was born and raised in 1963 in San Antonio, Texas. I graduated from Burbank High School. I joined the San Antonio Police Department as a Police Officer in 1985. I retired in 2007. I currently own AAA Air Condition and Heating Company. I purchased a lot in Section 3 of Boca Chica subdivision in April of 2013. I have enjoyed fishing and establishing new friendship in my short time here. I have managed large air condition projects ranging from small residential to large commercial installation projects. As a business owner, I understand what is involved in keeping your finances in order and how to make better use of the finances you have. I would like to bring positive changes to the community and able to help this area gro. As a new resident, I would like for you to join me in improving and generating innovative ideas for the area.

Charles David Anthony
725 Gallagher Drive
Canyon Lake, Texas 78133
(830) 660-0690

Dear Association Members:

I, David Anthony, intend to seek election to a Board position of the Association for a three year term. I have served as a Board member for the POA as Vice President and interim Vice President.

For 11 years I have been a property owner in Section 3. I am familiar with the Association, actively use the various amenities of our individual and Association property and continue to volunteer my services when needed. I have been married to my wife Linda Ann Anthony for 37 years, we have 3 adult children (empty nest!) and 2 grandchildren with another on the way. I enjoy fishing, fishing, fishing, fishing, eating shrimp and fish, and did I mention fishing? In my professional experience has included being a business owner /managing member of David Anthony Homes, LLC for 20 years successful single family residential construction, both custom and speculative, residential land development and personal consulting for investors, builders and individual home owners. As well as a Manager of Hazardous Wiring Division for Delta Environmental Consultants, for 12 years as team management for hazardous materials. Lastly, I have also been a Building Superintendent for Ray Ellison Homes, Buddy Burns Home Builder and various other individuals. Managing and directly supervised construction of over 1,000 homes in the San Antonio area. I believe my background and experience in residential land development, home construction and business ownership will enable me to serve our association and property owners. I want to see our Association grow and develop positively while insuring the investment we have each made will continue to grow and prosper.

Sincerely,

David Anthony

TRI-COUNTY POINT PROPERTY OWNERS ASSC.

14 County Road 480, Palacios, Jackson County, Texas 77465

361-972-3998 * Fax 361-972-0309 * tricity@tisd.net

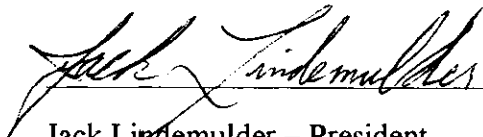
SPECIAL BOARD MEETING

May 9, 2013

At 10:00 am, Victoria Grimes-Secretary/Treasurer called a Special Meeting with Community Members Benny Quattlebaum, Jack Lindemulder and David Anthony to help fill the positions of President and Vice President. Errol Janak was voted out of his position of President by the property owners on January 19, 2013. Wayne Pearson resigned on May 2, 2013. Jack Lindemulder volunteered to fill the President's term and David Anthony volunteered to fill the Vice Presidents term. The meeting adjourned at 10:20 am.

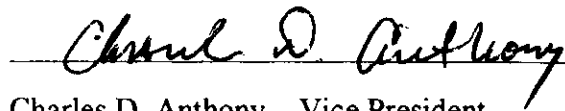
The Special Board Meeting opened up at 10:30 am with Jack Lindemulder President, David Anthony Vice President and Victoria Grimes Secretary/Treasurer. Vickie said that Ron Schultz Maintenance has been working for Tri-County for one year, The Board agreed to raise him from \$10.50 per hr. to \$11.50 per hr. Patricia Pearson resigned May 3, 2013. Becca Barker from Sec. 3 came in as a temporary secretary. Tess is going to run an ad in the newspapers for full time maintenance person that has experience in electrical and plumbing. Board agreed that they will meet together before the August meeting.

Meeting Adjourned at 10:55 am



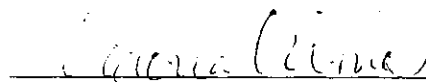
Jack Lindemulder – President

Date: 6-04-13



Charles D. Anthony – Vice President

Date: 5-30-13



Victoria Grimes – Secretary/Treasurer

Date: _____

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Special Meeting with Community Members

The Special Meeting was called on May 9, 2013 at 10:00 am to fill the positions of President for Errol Janak and Vice-President Wayne Pearson. Errol Janak was voted out of his position from the community on January 19, 2013, Wayne Pearson resigned on May 2, 2013. The meeting was called with the advice of our attorney Sandy Witte. A committee was called together to fill the positions. Committee members were Benny Quattlebaum, Jack Lindemulder and David Anthony. Vickie told the committee that Karen Jacobs, David Anthony, Jack Lindemulder, Mike Hamilton, Al Ramirez and Stanley Kazwell had volunteered to fill the positions. All volunteers were considered and discussed. Vickie asked if there was anyone present that would like to take the positions? David Anthony said that he would like to finish out the Vice President's term of 2 years and Jack Lindemulder said he would like to finish out the President's term of 4 months. A vote was taken and the decision was made to place Jack Lindemulder as President and David Anthony as Vice President.

Meeting Adjourned at 10:20 am

Committee Members:

Benny Quattlebaum Date 5-9-13

Benny Quattlebaum

Jack Lindemulder Date 5-9-13

Jack Lindemulder

Charles D Anthony Date 5-9-13
Charles
David Anthony CDA

Victoria Grimes Date 5-9-13

Victoria Grimes-Tri-County Point POA's Secretary/Treasurer

AFFIDAVIT

THE STATE OF TEXAS
COUNTY OF

San Patricio

[PRINT the name of the county where this statement is being notarized.]

BEFORE ME, the undersigned authority, on this day personally appeared
Wayne Pearson, who swore or affirmed to tell truth, and stated as follows:

"My name is WAYNE PEARSON

[PRINT the first and last name of the person who will sign this statement.]

I am of sound mind and capable of making this sworn statement. I have personal knowledge of the facts written in this statement. I understand that if I lie in this statement I may be held criminally responsible. This statement is true.

Subject: December 7th, 2012, board meeting

Participants:

President Errol Janak

VP Wayne Pearson

Treasurer, Vickie Grimes

Stanley Kazwell, Jr.

Topic of meeting: Lot Fees/Capital Improvements & Services Agreement

*Meeting was held at the board's request for a comprehensive plan to work out a debt retirement agreement based on previous informal discussions, as well as the "trial run" of services which the board requested to be provided prior to the meeting.

*Kazwell presented his debt retirement plan. 2/3 of the accounting would be paid in services and capital improvements & 1/3 would be paid by direct payment generated by lot & cottage sales revenue.

*Each capital improvement project, as well as services to be provided, would be individually approved and decided as to whether they would be valued by competitive bid, at a cost plus basis, or by mutual agreement.

*The board expressed satisfaction with the tractor services "trial run" they had requested. Both parties agreed that tractor services would be valued at \$50/hour. Services include, mowing all the POA's right-a-ways, on-call services, road grading, as well as other tractor services.

*All work, including services and capital improvements, were to be done strictly as a 1099 contractor and not as an employee of Tri-County.

*Kazwell agreed to pay \$10,000 immediately in order to demonstrate his good faith to the agreement.

*Vickie was concerned about the legalese of the above and wanted the POA lawyer to look at the agreement.

*Kazwell agreed and stated he would make the "good faith" payment as soon as there was a solid agreement.

*A discussion ensued. Kazwell explained he would need to use the money differently in

TRI COUNTY POINT PROPERTY OWNERS ASSOCIATION

14 COUNTY ROAD 480, PALACIOS, JACKSON COUNTY, TEXAS 77465

361-972-3998 * FAX 361-972-0309 * tricounty@tisd.net

ANNUAL POA MEETING

August 17, 2013

Meeting Agenda:

1. Confirm there is a quorum
2. Elect the reading of the August 2012 and Winter POA meeting
3. Old Business:
 - Maintenance Building Completed, Thanks to Jack Lindemulder, Dennis Lindley, Errol Janek, Ron Schultz, Mike Doub
 - Re-Wired Boat Ramp and Pier
 - New Boards and post at Boat Ramp and Pier
- 4: New Business:
 - New Fish Cleaning Area at Pier
 - *Soap and Paper hand Towels in all Restrooms
 - * Dump Station at Office
 - * Permanent Residents can have a Chicken Coop with no more than 5 hens
No roosters
 - *Home Improvement & Construction Form – Board has 30 days to sign
 - New Gate at Boat Ramp
 - Common Areas Painted
 - 10 Lots for Sale Sec. 3 Phase 3 - \$2,000.00 each
 - New Culverts on Tarpon and Lady Fish
 - * Fencing – 4 ft to 5 ft high, 2" to 4" gaps, wood, metal or vinyl slats
 - Property Owners Proposals and requests
- 5: Treasure & Financial Report
- 6: Members Responsibility – Keeping Boat Ramp Gate Locked, non POA members using it. Someone kicked in mens restroom door at bath house
4 of the fishing lights on pier, broken. 12 pack of glass bottles
Shot with gun at boat ramp and left. Fence cut at boat ramp
Pool chairs thrown in pool, dogs in pool area and in pool.
Someone cleaned fish in mens restroom and left the bones in Sink, Do not many others
- 7: Announcement of Candidate's : Jack Lindemulder, Karen Jacobos, Stanley Kazwell Jr.
- 8: Candidate's Speeches and Questions for members
- 9: Announcement of President
- 10: Meeting Adjourned

Tri-County Point Property Owner's Association, Annual Meeting, August 23, 2013, 1 p.m.
Agenda

- 1:00 Call to Order/Invocation
- Establish a Quorum
- Introductions
- Presentation by Lori McLennan, CFM;DR, Jackson County Director of Permitting & Inspection & Certified Floodplain Administrator
- President's Remarks
- Treasurer's Report
- Old Business
- New Business
- Announcements
- 2:30 Adjournment