

# 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](mailto:karenjacobs0275@att.net)

*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 on back*

**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](http://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 13<sup>th</sup> 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](http://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?

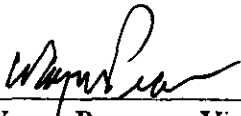
What qualifications do you have that makes you the right person for this position?

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 1<sup>st</sup>, 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](mailto:tricity@tisd.net)

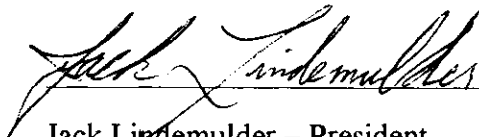
SPECIAL BOARD MEETING

May 9, 2013

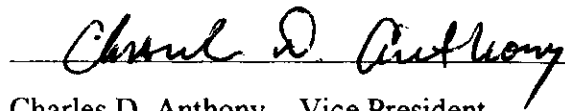
At 10:00 am, Victoria Grimes-Secretary/Treasurer called a Special Meeting with Community Members Benny Quattlebaum, Jack Lindemulder and David Anthony to help fill the positions of President and Vice President. Errol Janak was voted out of his position of President by the property owners on January 19, 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.

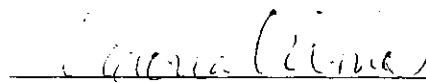
Meeting Adjourned at 10:55 am

  
\_\_\_\_\_  
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

Section 3-233 - mail map - Plat & all over map  
George Hranicky 4015 Hranicky Road  
Schulenberg, TX. 78956

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Must have Carport Permits Now  
Per Lori McLennan - never required before  
Now we must have them.

★ Sheila wouldn't sign in ★  
Finn

Bylaws - Any suggestions come to office to let  
us know  
- If county approves - we approve in office

lights on pier  
holes near side of wall near pier

Costs of machines not being passed on

Tri-County Point Property Owners Association  
14 CR 480, Palacios, Texas 77465  
361-972-3998 – Fax 361-972-0309  
Email: [tricity@tisd.net](mailto:tricity@tisd.net) – [www.tricitypoa.org](http://www.tricitypoa.org)

## WINTER POA MEETING January 19, 2013

### The Meeting Agenda:

1. Confirm there is a quorum
2. Elect the reading of the August 2012 meeting
3. Old Business:
  - Maintenance Building completed
  - Re-wired Boat Ramp
  - Shredding all lots twice
  - New boards and post at Boat Ramp and Pier
4. Treasure & Financial report:
  - Maintenance Account - \$21,680.18
  - Water & Sewer Account - \$ 5,745.97
  - Savings Account - \$14,618.06
  - Carlton Collections, unpaid POA Dues & Disconnected Utility's for Non-Payment \$700,866.93
5. Announce new Legal Council – Sandra (Sandy) Witte – 361-552-2971
6. New Business:
  - (a) Changing of the locks or card entry *combination locks*
  - (b) Needing to raise sewer rate from \$22.00 a month to \$32.00 *? How was this decided this amount?*
  - (c) Members Responsibility – Keeping Boat Ramp Gate Locked, Turning off Pier Lights  
Picking up Trash, Turning off Water at Bath House
  - (d) Buying a Trac Hoe *\$1000.00*
  - (e) Section 3 Reserved Property Surveyed into 12 lots to sell *M. Keith & Urgan Urgan*
  - (f) Soap and paper hand towels in all restrooms (\$20.00 per restroom)
  - (g) Finish tiling Bath House Showers
  - (h) Dump Station
  - (i) Re-paint outside Bath House, Pool and Restrooms
  - (j) New Fish Cleaning Table
  - (h) Re-writing the By Laws (updating)
    - Picket Fences (still no privacy fence)
    - Small Chicken Coop – Home Owners only (no more than 5 hens and no Roosters)
    - Home Improvement & Construction Form – Board has 30 days to sign Not 14 days (per the Attorney)
    - No Commercial Vehicles parked in Subdivisions (do to subdivisions Roads are not built to withstand weight)

*Willie putting on salary*

*Ren-  
VP  
Wynn Person  
1st  
Sect. Tre  
361 782 8034  
Victoria Brown*



11:59 AM

01/19/13

Accrual Basis

## Tri-County Point Property Owner's Association

## Expenses by Vendor Summary

May 31 through December 31, 2012

	<u>May 31 - Dec 31, 12</u>
AIA Insurance Agency Inc.	-684.10
ALCO	93.06
Amazon.com	139.77
Aqua Beverage Company	116.17 -Water
Blessing/Palacios Lumber & Hardware	1,480.03 -Maint.Build/Boat Ramp
Carancua Community Chapel	50.00
Carlton, Company	-1,175.47
Charles D. Anthony	122.07 -Electric Wire
Copier Werkes	200.26
CP&L Retail Energy	2,015.61
Debit Card Expense	58.89
Dependable Machine Industrial & Automotiv	4,058.19 -John Deere
Doub, Mike	283.10 -Lumber
Envirodyne Laboratories, Inc.	3,272.00 -Water Samples
F. Wayne Pearson	311.02 -Mileage
FDMS	50.46 -Testing
Federal Express	59.68
Gainer, Michael T.	1,000.00
Gardenland Nursery	917.88 -Pool
Gener YellowPages.com	599.95 -Canceled
Grainger	9,341.04 -Sewer Pumps
Gulf Coast Paper Company Inc.	1,299.38 -Bleach
Intuit	159.06
IRS Qtrly Rpts	9,277.37
Jackson County Tax Office	2,119.43
Jackson Electric Coop Inc. - Maint	3,746.83
Jackson Electric Coop Inc. - WNS	1,689.74
Jerry Stokley's Computers	780.00
Keating, James	475.00 -CPA
King Pool Service	1,340.00
LCRA Environmental Laboratory Services	300.00
Lloyds Insurance	-604.00
Master Card Service Charge	3.00
Matagorda Construction & Materials	1,908.27 -Gravel
Mercer Controls	1,298.60 -Wells
Mid Coastal Lumber	114.95
Palacios Diesel Service	960.00
Palacios ISD Tax Office	3,125.49 -John Deere
Personnel Concepts	595.39 -
Pitney Bowes	840.31 -Postage
Porter's Ace Hardware	879.90
Prime Parts Supply, Inc.	1,625.48
Prosperity Bank	201.00
Reliable Office Supplies	916.43
██████████ - Hot Check	115.04
Robert Perrard Trucking	400.00 -Dirt
Sandra Witte,	1,678.15
Service Lloyds Insurance Company	-709.00
Shoppa's Farm Supply	88.51 -John Deere
South Texas Corrugated Pipe	800.00 -Culverts
Sun Coast Resources, Inc.	2,333.67 -Diesle
Texas Commission on Environmental Quality	1,775.00
Texas General Land Office	569.00
Texas Workforce Commission	3,073.44
TISD, Inc. - Internet	513.86
TL Service	495.00 -Trash Pickup
Tractor Supply Co.	75.76
Tri-County Point POA	230.69
Triangle Construction & Materials	28,669.70 -Water/Sewer Contract
TriCounty Point POA W&S	208.06
USA Blue Book	2,881.44 -Wells/Meters
Verizon Southwest	1,640.78
Victor Eggenmeyer	450.00
Victoria Fuel Injection	2,288.00 -John Deere
Wal-Mart Stores, Inc.	509.24
<b>TOTAL</b>	<u><u>103,437.58</u></u>

# 2012 yearly Report

Initials	Date
Prepared By	
Approved By	

Employee	Gross	Fica	Medi	w/H	Net
Tess Flores	21,681.01	898.19	309.39	1,336. <sup>00</sup>	19,137.43
Patricia Pearson	4,141.10	169.79	58.66	203.00	3,709.65
Ron Schultz	6,445.66	259.94	119.76	548.00	5,517.96
Glenda Collie - Sept	11,869.10	503.39	170.71	1,068. <sup>00</sup>	10,127. <sup>00</sup>
Terry L. Collie - Sept	11,290.80	486.11	163.76	976. <sup>00</sup>	9,664.93 <sup>00</sup>
Billy Gray - May	6,492.40	288.71	94.15	461. <sup>00</sup>	5,651.54
Stela Vasquez - May	9,823.25	367.33	126.01	335. <sup>00</sup>	9,008.13 <sup>00</sup>
<b>TOTAL:</b>	<b>71,743.32</b>	<b>2,973.96</b>	<b>1,042.44</b>	<b>4,927.<sup>00</sup></b>	<b>62,816.64</b>
<b>Contract Labor</b>					
Mike Doub	457.00				457.00
Melissa Stolle - Aug	3,310.50				3,310.50
John Turner - 1 day	60.00				60.00
Justin Braussard - 1 day	60.00				60.00
Beverly Garcia 1 day	77.10				77.10
<b>TOTAL:</b>	<b>3,964.60</b>				<b>3,964.60</b>

**Grand TOTAL:** \$ 75,707.92 payroll

## TriCounty Point

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**From:** Acosta, Amanda [amanda@portlavacalaw.com]  
**Sent:** Tuesday, September 17, 2013 2:21 PM  
**To:** Tess Flores  
**Subject:** RE: Nonprofit Periodic Report  
**Attachments:** Proxies - Page 3 from the Re-Stated By-Laws (August 2001).pdf

Dear Tess:

In regard to the proxy, attached hereto please find a copy of page 3 of the restated Bylaws, Section 5, which specifically deals with proxies. Please note that you must be sure to match the property address and name from the proxy to the ballot. Please let me know if you have any other questions.

Thank you,

Amanda Acosta  
Legal Assistant to Sandra Witte  
Roberts, Roberts, Odefey & Witte, LLP  
Post Office Box 9  
2206 North Highway 35 Bypass  
Port Lavaca, Texas 77979  
(361) 552-2971  
(361) 552-5368 (fax)  
[amanda@portlavacalaw.com](mailto:amanda@portlavacalaw.com)

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**From:** Tess Flores [<mailto:tricity@tisd.net>]  
**Sent:** Tuesday, September 17, 2013 9:52 AM  
**To:** Acosta, Amanda  
**Subject:** Nonprofit Periodic Report

Amanda, just wanted you know that I filed the report.  
And can you please explain how to handle these proxy's  
Thank you so much

*Tess*  
*Tri-County's Manager*

not less than thirty (30) days nor more than sixty (60) days. Relative to any such reconvened or adjourned meeting, the same notice requirements shall apply as for the original meeting, but the Quorum requirement for the reconvened or adjourned meeting shall be fifty percent (50 %) of that for the original meeting. At the sole discretion of the Board of Directors, the proxy or proxies regarding any Lots then owned by the Association may be utilized for the sole purpose of establishing a quorum at any meeting of the membership. See Article XVIII, Section 2 of these By-Laws.

**Section 5. Proxies.** All Proxies must be written, dated, and signed by the Member entitled to cast the vote(s) represented. A Proxy will not be considered valid unless received by the Secretary of the Association prior to the close of business on the last business day before the meeting at which the Proxy is to be used. No Proxy shall be valid for more than one (1) year. All Proxies shall be revocable and shall specify the meeting(s) or action(s) to which they apply, including whether they apply to a reconvened or adjourned meeting. General Proxies shall not be allowed.

**Section 6. Voting at Meetings.** Members in Good Standing are entitled to one (1) vote for each lot owned in Boca Chica Subdivision. In the case of multiple owners of a single lot, they shall decide among themselves how the vote for that lot is to be cast. No more than one vote shall be recognized for each lot. Each Member entitled to vote may do so in person at the meeting, or by a duly registered Proxy, or by written communication to the Secretary of their intent to vote in a specific manner on a specific question on the agenda of a meeting. Such written communication shall be valid only if received by the Association before the close of business on the last business day before the day of the meeting.

**Section 7. Voting For Directors.** Only Members in Good Standing as of the date of the Annual Meeting, and prior to the commencement of the Annual Meeting, shall be eligible to vote in the election of Directors.

**Section 8. Cumulative Voting.** Cumulative voting shall not be allowed.

**Section 9. Minutes.** Written minutes of each meeting of the Association Board or Membership shall be filed with the Secretary of the Association within ten (10) days after the meeting. Members may request a copy of the minutes by sending or delivering in person a self-addressed large envelope bearing appropriate postage and a written request for a copy of the minutes; provided, however, that the minutes are not formal or official records of the Association until such time as they have been approved by the membership.

## **ARTICLE IV – BOARD OF DIRECTORS**

**Section 1. The Board of Directors.** The affairs of the Association shall be managed by a Board of Directors comprised of three (3) Members in Good Standing, none of whom may reside with any other Director, or be a sibling, parent, or child of any other Director. Once installed, Directors shall serve until a successor Director is duly elected and installed. Such Board positions shall be as follows: a) Position One (1) - this Director shall serve as the Association's President; b) Position Two (2) - this Director shall serve as the Association's Vice-President; and c) Position Three (3) - this Director shall serve as the Association's Secretary/Treasurer.

**TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.**

14 County Road 480, Palacios, Texas 77465

Phone: (361) 972-3998 Fax: (361) 972-0309

Website: [www.tricountypoa.org](http://www.tricountypoa.org) Email: [tricounty@tisd.net](mailto:tricounty@tisd.net)

Oct 12, 2013

**MEETING ANNOUNCEMENT:** A Special Meeting of the Tri-County Point Property Owners' Association, Inc. will be held on Saturday, October 12, 2013 at 1:30 p.m. at the Carancahua Community Center, County Road 476, Palacios, Texas 77465.

**ABSENTEE BALLOT FOR  
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.  
SPECIAL MEETING**

**INSTRUCTIONS:** Complete this form to cast your vote for the meeting specified above. Mail or hand deliver this absentee ballot for receipt by 3:00 p.m. on the business day prior to the meeting. To be counted, the Absentee Ballot must be returned in the envelope provided by the Association.

**Mail or Hand Deliver in enclosed envelope to:** 14 C.R. 480, Palacios, Texas 77465

*By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your vote will not be counted on the final vote of these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.*

**ELECTION:** Two positions of Director of the Board will be filled at this election. Please vote for **two candidates**. You must sign the ballot.

**Candidates:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Jack Lindemulder | <input type="checkbox"/> Karen A. Jacobs | <input type="checkbox"/> Stanley J. Kazwell, Jr. |
| <input type="checkbox"/> David Anthony    | <input type="checkbox"/> Mike Hamilton   | <input type="checkbox"/> Al Ramirez              |

**Printed Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

Date: \_\_\_\_\_, 2013 Total Lots: \_\_\_\_\_ Total Votes: \_\_\_\_\_

Property Address: \_\_\_\_\_

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_; Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_;

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_; Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_;

(Please add to the back if you own additional lots.)

**TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.**  
**14 County Road 480, Palacios, Texas 77465**  
**Phone: (361) 972-3998 Fax: (361) 972-0309**  
**Website: [www.tricountypoa.org](http://www.tricountypoa.org) Email: [tricounty@tisd.net](mailto:tricounty@tisd.net)**

**NOTICE OF SPECIAL MEETING OF MEMBERS OF THE  
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.  
TO ELECT DIRECTORS**

To the Members of the Tri-County Point Property Owners' Association, Inc.:

A special meeting of Members of the Tri-County Point Property Owners' Association, Inc. will be held at the Carancahua Community Center, County Road 476, Palacios, Texas 77465, on October 12, 2013, at 1:30 p.m. for the purpose of electing two Directors to the Board of Directors of the Association. The Agenda for this Special Meeting is as follows:

- Confirm a quorum is present.
- Introduction of Candidates for the positions of Director (two open positions):
  - **Jack Lindemulder**                      ○ **David Anthony**
  - **Karen A. Jacobs**                      ○ **Mike Hamilton**
  - **Stanley J. Kazwell, Jr.**              ○ **Al Ramirez**
- Candidates Speeches and Questions from POA Members. (There will be a time limit of 30 minutes per Candidate to present their speech and to answer questions from POA Members.)
- Election of two Directors.

If you do not plan to attend this meeting, please complete and return the enclosed Absentee Ballot in the envelope provided by the Association in order for your vote to be included at the meeting.

Dated: August 30, 2013.

**TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.**

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

**Phone: (361) 972-3998 Fax: (361) 972-0309**

**Website: [www.tricountypoa.org](http://www.tricountypoa.org) Email: [tricounty@tisd.net](mailto:tricounty@tisd.net)**

**REVOCABLE PROXY FOR  
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.  
SPECIAL MEETING**

I, \_\_\_\_\_, as owner of the property described below, revoke any previously executed proxies and appoint \_\_\_\_\_ as my proxy to attend the Special Meeting of the Tri-County Point Property Owners' Association, Inc., to be held at the Carancahua Community Center, County Road 476, Palacios, Texas 77465, on October 12, 2013 at 1:30 p.m., and any continuation or adjournment of that members' meeting. My proxy will act in my stead and on my behalf to represent, vote, execute consents, and otherwise to act for me in the same manner and with the same effect as if I were personally present.

I authorize my proxy to substitute any other person to act under this proxy, to revoke any substitution, and to file this proxy and any substitution or revocation with the corporation.

This proxy and the authority represented by this proxy may be revoked at any time by the undersigned. Unless revoked, this proxy will terminate on October 13, 2013, the day after the Special Meeting, or if the meeting is continued or adjourned, the day after the continuation or adjournment.

**Printed Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

Dated: \_\_\_\_\_, 2013 Total Lots: \_\_\_\_\_ Total Votes: \_\_\_\_\_

Property Address: \_\_\_\_\_

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_; Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_;

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_; Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_;

(Please add below and/or to the back if you own additional lots.)

Tri-County Point Property Owners Association

14 County Road Palacios, Jackson County, Texas 77465


361-972-3993 \* FAX 361-972-0309 \* [tricity@tisd.net](mailto:tricity@tisd.net)

The meeting was held at 405 Main Street, Palacios, TX 77465 at 11:10am on Thursday, October 17, 2013. The reason for this meeting is to expedite the changing of the signers on the Prosperity Bank accounts in order that Tri-County employees can be paid on tomorrow and handled other banking business as deemed necessary.

Karen Jacobs, Stanley Kazwell and Victoria Grimes ( via conference call) were present for this meeting; therefore, a quorum was established. The purpose of this meeting was to discuss the adding of new directors and dropping of old directors on the Prosperity Bank accounts. New Directors, Karen Jacobs and Stanley Kazwell are to be added to all Prosperity Bank accounts and David Anthony and Jack Lindemulder are to be removed from the accounts as authorized signers.

The adding of the new directors was approved unanimously and the meeting was adjourned at 11:22am.

The following minutes are true to the best of my knowledge.

 Date: 10/17/13  
Stanley Kazwell, Jr. - President

 Date: 10.17.13  
Karen Jacobs - Vice President



## Board of Director's Meeting - November 3, 2013

A special meeting was held at 11:00 am for new board members to discuss several important issues with the existing POA. The meeting was open to the property Owners that wanted to attend. The following items were discussed:

1. Open board meetings, Stanley recorded meeting.

2. Review the main goals for upcoming year:

3. Review existing process

4. Review the members number from 3 to 5

5. Review existing approval process

6. Review the by-laws

7. Review the role of community members

8. Review the POA

9. Review the role of involvement

10. Review the audit function committee

11. Review the soundness of the POA

12. Review the report and answered questions to past practices and current practices

13. Review the payments

14. Review the amount of money - end of the year and more people are waiting to pay dues

15. Review the fees from maintenance for water/sewer by borrowing lump sums and keeping track by

16. Review the practice over the winter, we has less leaks and we were able to repay the money to maintenance

17. Review the practice when there's crashes, the practice was changed with the numerous office personnel changes so just

18. Review the practice of the maintenance account for water/sewer and keeping track on spreadsheet.

19. Review the practice recorded and carried to return to the previous methods of borrowing from the

20. Review the practice by lump sums instead of individual checks. And 2 members will approve and document

21. Review the practice.

22. Review the practice recorded and carried to maintain at least \$2,000.00 in the saving account so the money

23. Review the practice made into the end of the year.

24. Review the practice recorded and carried to get an audit trail printed from current accounts

25. Review the practice recorded and carried to get a certified public accountant to conduct a complete audit of

26. Review the practice at least two years.

27. Review the practice.

28. Review the practice have the right to see all work done by the POA, but they will not be showing information

29. Review the practice to the public until it is approved.

30. Review the practice.

31. Review the practice requested into to them as soon as possible to stay within law

32. Review the practice follow proper protocol to get questions answered

33. Review the practice in 10 days or send a letter explaining why we could not and allow us 15 more days to

34. Review the practice.

35. Review the practice board members must have a conversation before decisions are made. We will try to contact

36. Review the practice 2 board members may make the decision. Will try by email and phone. The tired board

37. Review the practice informed and kept current.

38. Review the practice recorded and carried to incorporate new laws into the existing by-laws. Upon completion

39. Review the practice lawyer look at them for content and language. We can only incorporate the new laws. All

40. Review the practice be brought before a quorum of total members to review and pass per by-laws, Karen will

41. Review the practice help with the rewriting and Vicki will help with the review upon completion.

42. Review the practice recorded and carried to form a committee to review and make recommendations for

43. Review the practice the by-laws, announcements will go out via Website and Sonny's news to inform on

the pool of volunteers. When all volunteers are identified, 10 names will be drawn out of a hat to form the committee. Once the committee is chosen, they will choose their leader out of the team.

The motion was seconded and carried to continue the practice of having one signature on payroll checks to be signed by the president. If there are 2 board members, then there will be 2. All other bills will be signed by a present board member and then mailed to Vicki for approval, signature and mailed out. The checks will have the letter of approval, board identification and perusal.

The motion was seconded and carried to allow Lori McLennan from Jackson County Planning and Zoning and Floodplain Administration to speak.

The motion to have 3rd house/sewer system on Section 2 was condemned and had to be completely replaced. The motion was seconded and carried out until settled to the county's agreement. The fine is \$500 per day of non-compliance. The members will owe \$1500. The members will have a telephone conversation to determine the amount of fine.

The motion was seconded and carried to have the annual meeting on March 1, 2014 at 1:00pm. an executive session will be held for the board members.

The motion was seconded and carried. Discussion was held in regard to picket fences for the committee. The board will have an ordinance committee look at the item. Until then a waiver can be requested for an individual picket fence to their property (4' in front yard and 4' in the back yard) and all proper applications for the fence must be submitted. Jackson County informed the board that all fences, additions, and alterations must be approved by the Jackson County and have the proper permit.

The motion was seconded and carried about member who are not in compliance with the bylaws:

- 1. Name of the member
- 2. Address of the member
- 3. Phone number of the member

The motion was seconded and carried to have meter readers look for such violators and make a list so we can work with the board members to be in compliance with the bylaws and county.

The motion was seconded and carried that the RV must pay for RV space for rally to obtain electricity for their electrical needs for the rally.

The motion was seconded and carried that the maintenance committee will be self funded and they will maintain plants by watering and weeding. There will be a list of plants to be POA for projects.

The motion was seconded and carried to work and talk about the future plans for the properties.

The motion was seconded and carried that the meeting was adjourned at 12:30 pm.

Submitted by: [Name] President  
[Name] Secretary/Treasurer