

Meeting brought to order by Stanley Kazwell.
Meeting establish quorum @ 1:05 pm
Avocation by Karen

Stanley Kazwell intro officers
Vicki Grimes, Karen Jacobs, Stanley Kazwell

Treasurer's Report by Vicki Grimes.

Water repairs expenses

Employee - Payroll

Amount in collections

amount owed by poa members

amount owed by developers.

Minutes from executive session read by Vicki Grimes

(A) * April 14 \$750.00 water tap
\$1900.00 sewer tap

* Water Rate
(B) RV'S Road Ready 24/7
(letter 2nd time) phone call

(C) Bathhouse
3 Repair Sept
& Showers Pool

(D) Mowing of Lots

(E) Pier - Fishing

(F) Park RV to (E)

(G) Swimming Pool Gate
Beautification Com.

(H) Condition of Assets
Truck, Tractor, Mower

(I) Storm Drainage
Map.

(J) Committee Comm. work day.
Karen Jacobs.

email /
Facility cards.

Sat Aug 16th 2014

→ Stanley back to meeting agenda
bath house...

Dale P. Question: Bath house new system.

Debbi K. Question: Debbi: Type of Sewer System

Jerry S. Question: Moving Bath house

Miku D. ~~Question~~ → Condition of current bathhouse

→ Stanley: New Business.

→ W. Day: - mowing of lots
cost per acre to mow

→ ^{Robert} R. B. Coone: County Attorney - filing on lots for
property owners that haven't mowed.

→ Sunny T.: Cleaning lots & street. as poa member

→ Karen Jacobs: Taking ownership & managing money well.

→ Pebbi Swider: \$ of last yr vs This year?

→ Glen Meers: Back maintenance fee?

R. Henske - Ruins section 4 lot standing.
→ Storm Drainage

Debbi Guider → ditch back of house blocked?
POA holding

Marlynn Hicks → ① Type of collection measures
being taken?

② What Attorney efforts to collect
happens

on POA dues?

③ Question Asked Stanley what is
he doing on fees.

④ Pricing ourselves out of market.

⑤ Penalize those paying those haven't.

Sonny T. → Independent to mow. & due it for
whatever he collects. Submit Bid

William #1. Days → Fees not going to mow lots.
Bale lots

V. Grimes → Good out of box thinking.

→ Noise ordinance? check bylaws

Mike Hamilton → { fishing pier repair
bath house
meeting place

Current - appraisal of office & move office to pool. Current property owned by POA.

Mike Hamilton → Motion look into possible selling property assets.

Second by Karen Jacobs.

Motion Passed by member

Mike Holob: 4-wheeled & noise from these vehicles.
turning up roads

David Snider - Open locks @ boat ramp
& fishing pier & pool.

Intro Beautification Committee.

Shelia Brown

Reason
for
being

Started ^{to} community to make changes &
improvements. Volunteers & fun Raiser

1st Party 65+ people

2nd Party St. Patrick's ^{March} 15th 3-8

1st Sat April Garage Sale. \$ for pool area.

Thanks Dale Porter Ave for donations.

Stanley & Kenny for fixing pilings @ pool

Like us on facebook

Excited to see improvements & changes to area.

Vicki Grimes - By law committee acknowledgment

Introduction: Ellen Means bylaw committee

2011 Amend changes to bylaws & revised ~~through~~ through attorney. And was not brought to members; sent by general & posted on internet.

R. Jacobs - what is done is ~~not~~ an actual concern of member.

Ellen Means - Intro of each member

Mike Probs: Question of changes
address of bylaws @ office

Glen Mears: ~~At~~ office.

mears ~~at~~ - therapy @ yahoo.com

Vicki Grimes: things need changes
Send to board
to attorney
back board
then to members.

W. Day. \$ of process & time

Glen Mears
change
board
members
~~board~~
attorney
board
member

Debbi Snicker: These changes are state & county.

Alan Mears: discussion of violations

⊕ working w/ Jackson County.

* Tab on website for Committee's
Set-up as forum.

Stanley: Questions & discussion Lori w/ Jackson
County
~~County~~ will attend meeting in Aug. & give
presentation

Mike Hoob -

V. Grime - Sec. Treasure position. upcoming election
in Aug.

Shelia Brown - Food & Chuck
Stanley - Motion adjourn
William May. Second.

2014

Suggested Topics from Property Owners:

Discuss and vote on the following:

- Bylaws:
 - ❖ Increase Board of Directors to 5 members
 - ❖ Change By-Laws on the following:
 - a. Amendment to Section 6- Voting
 - ❖ Companies and Corporations that own lots
 - ❖ Changing number of votes per lot(s) to one vote per member regarding of number of lots owned
 - a. Fencing restrictions
- Fees:
 - ❖ Card – convenience fee(s)
 - ❖ Increase water and sewer installation fee
 - ❖ Increase water rate
 - ❖ Removal or enforcement of camper fee \$25.00 every 6 months
- Bathhouse
 - a. Adding showers at the pool.
 - b. Fix the sewer system at bath house
 - c. Build a new bathhouse
- Improvements and Maintenance:
 - ❖ Property owners that are not mowing their lots
 - ❖ Rebuild a new fish station on the fishing pier
 - ❖ Extending the pier at the boat ramp
 - ❖ Parking all RV's to the right of the Tri-County Office. (Add 5 RV spaces that will include sewer and electricity)
 - ❖ Condition of Assets: Tractor, Truck, Mower. Ect.
 - ❖ Storm water drainage (lots flooding)
 - ❖ Texas Health & Safety Code – Swimming Pool {Code 757.004 Gates}
 - a. Gate for swimming pool- a self closing and self latching device.
 - b. Open outward away from the pool yard
- Committees and Work Days:
 - ❖ Creating an Approval Committee to oversee the application process for construction/remodeling
 - ❖ Creating an Advertising Committee to promote the area
 - ❖ Community "Weekend" with a work day and BBQ or Pot Luck
- Saving time and money
 - ❖ POA members providing email addresses
 - a. Sending email notifications for meetings and upcoming events
 - b. Facility cards for 2015
- Savings Account – Method for assing additional funds into this account, and maintain an established amount.
- Online Banking- setting up for the eddiciency needed but with proper safeguards
- New attorney
- Staffing

NOTICE OF THE EXECUTIVE MEETING OF THE BOARD OF DIRECTORS March 1, 2014

NOTICE OF THE EXECUTIVE MEETING OF THE BOARD OF DIRECTORS FOR THE TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

The Executive Meeting of the Board of Directors for the Tri-County Point Property Owners Association, Inc. will be held at the Tri-County Point POA Office, 14 County Road 480, Palacios, Texas 77465, on March 1, 2014, for the purpose of discussing and voting if deemed necessary on suggested topics from POA members.

1. 2013 Financials.

2. 2013 Budget for the Annual Meeting

3. 2013-2014 Budget

4. Review of a new method for adding additional funds into this account, and maintaining an established

5. Review of the accounting for the efficiency needed but with proper safeguards.

6. 2014 Goals

7. 2014 Staff

8. 2014-2015 Staff

9. 2014

10. Review of the fee(s) Increase water and sewer installation fee Increase water rate Removal or

11. 2014 Budget

12. Review of the pool. Fix the sewer system at bath house Build a new bath house

13. Review of the pool Maintenance:

14. Review of the pool are not mowing their lots Rebuild a new fish station on the fishing pier Expanding the

15. Review of the pool parking all RV's to the right of the Tri-County Office. (adding 5 RV Spaces that will include

16. Review of the pool Texas Health & Safety Code (V Swimming Pool (Code 757.004.Gates) a. gate for

17. Review of the pool self-closing and self-latching device. b. open outward away from the pool. Condition of

18. Review of the pool Truck, Mower, etc. Storm water drainage (lots flooding)

19. Review of the pool Work Days:

20. Review of the pool Annual Committee- who will meet and approve applications for construction/ remodels

21. Review of the pool (or) Committee- promote the area Community Weekend with a work day and BBQ

22. 2014

23. Review of the pool money

24. Review of the pool adding email addresses a. sending email notifications for meetings and upcoming events b.

25. Review of the pool 2015

26. 2014

27. Review of the pool 2014

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 Email: tricounty@tisd.net

**NOTICE OF THE SEMI-ANNUAL MEETING OF MEMBERS OF THE
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.**

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

The Semi-Annual 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 March 1, 2014, at 1:00 p.m. for the purpose of discussing and voting if deemed necessary on suggested topics from POA members and POA Board of Directors.

The Agenda for this Semi-Annual Meeting is as follows:

- Establish a Quorum
- Introduction of the Board of Directors
- Treasurer's Report
- Report from the Executive Meeting
- Bathhouse
- New Business
- Old Business
- Adjourn

The Beautification Committee will be selling hot dogs, chip and sodas beginning at noon. Along with having a bake sale and a 50/50 Raffle with a name drawn immediately following the semi-annual meeting.

Dated: February 6, 2014

Requested topics from the POA Members via the suggestion box

- Bylaws:
 - ❖ Increase Board of Directors to 5 members
 - ❖ Change By-Laws on the following:
 - a. Amendment to Section 6- Voting
 - ❖ Companies and Corporations that own lots
 - ❖ Changing number of votes per lot(s) to one vote per member regarding of number of lots owned
 - ❖ Restrictions:
 - a. Fencing
 - b. Chickens
- Fees:
 - ❖ card – convenience fee(s)
 - ❖ Increase water and sewer installation fee
 - ❖ Increase water rate
 - ❖ Removal or enforcement of camper fee \$25.00 every 6 months
- Bathhouse
 - ❖ Adding showers at the pool.
 - ❖ Fix the sewer system at bath house
 - ❖ Build a new bathhouse
- Improvements and Maintenance:
 - ❖ property owners that are not mowing their lots
 - ❖ Rebuild a new fish station on the fishing pier
 - ❖ Extending the pier at boat ramp
 - ❖ Parking all RV's to the right of the Tri-County Office. (adding 5 RV Spaces that will include sewer and electrical)
 - ❖ Texas Health & Safety Code – Swimming Pool {Code 757.004.Gates}
 - a. gate for swimming pool- a self-closing and self latching device.
 - b. open outward away from the pool yard.
- Committees and Work Days:
 - ❖ Creating an Approval Committee- who will meet and approve applications for construction/remodels
 - ❖ Creating an Advertising Committee- promote the area
 - ❖ Community “Weekend” with a work day and BBQ or Pot Luck
- Saving time and money
 - ❖ POA members providing email addresses
 - a. sending email notifications for meetings and upcoming events
 - b. facility cards for 2015

SEMI-ANNUAL Meeting of Members March 1, 2014

NOTICE OF THE SEMI-ANNUAL MEETING OF MEMBERS OF THE TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.

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

The Semi-Annual Meeting of Members of the Tri-County Point Property Owners' Association, Inc. will be held at the Community Center, County Road 476, Palacios, Texas 77465, on March 1, 2014 at 1:00 p.m. for the purpose of discussing and voting if deemed necessary on suggested topics from POA members and the Board of Directors.

The agenda for this Semi-Annual Meeting is as follows:

1. Roll Call; 2. Opening; 3. Introduction of the Board of Directors; 4. Treasurer's Report; 5. Report from the Board of Directors; 6. Bathhouse; 7. New Business; 8. Old Business; 9. Adjourn

The Board of Directors Committee will be selling hot dogs, chips and sodas beginning at noon (12:00) at the meeting. A raffle will be held at 3:30 with a name drawn immediately following the semi-annual meeting.

March 1, 2014

Notice Of Board Meeting March 14, 2014

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

The Board Meeting for Tri-County Point Property Owners, Association, Inc. will be held at the Tri-County Point Property Owners Association Office, 14 County Road 480, Palacios, Texas 77465, on Friday March 14, 2014.

The meeting is open to the Public for the purpose of covering subjects pertaining to water area of everyday activities.

March 14, 2014

Tri-County Point Property Owners Association

14 County Road 480 Palacios, Texas 77465

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


Email: tricity@tisd.net

May 8, 2014

Re: Board Member – Resignation

Minutes from Board Member Meeting

On Thursday, May 8, 2014, a phone conference meeting was held by Tri-County board members Stanley Kazwell & Karen Jacobs to discuss the resignation of Treasurer Vicki Grimes. It was mutually decided to offer the interim position of Secretary Treasurer to Dale Porter and to appoint him to the position if he accepted. On Friday, May 9, 2014 Dale Porter accepted the position.



President- Stanley Kazwell

Vice President- Karen Jacobs

Ret Board Member ☐ Adding New Board Member

Ret Board Member Meeting

On Wednesday, May 15, 2014, at 10:00 am a phone conference meeting was held by Tri-County between board members Karen Jacobs and Dale Porter to official add Dale Porter and to appoint him to the position of the interim Secretary/Treasurer. Dale Porter was also added to the checking and savings accounts. The meeting was set for Thursday May 22, 2014 at 10 am. Meeting was adjourned at 10:17 am.

Board Member - Resignation of Secretary/Treasure Position

On Tuesday, May 8, 2014 a phone conference meeting was held by Tri-County board members Stacey Jacobs and Dale Porter to discuss the resignation of Treasurer Vicki Grimes. It was mutually decided to appoint Dale Porter to the position of Secretary Treasurer to Dale Porter and to appoint him to the position if he accepted. On Friday, May 9, 2014 Dale Porter accepted the position.

Tri-County Point Property Owners Association

14 County Road 480 Palacios, Texas 77465

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

Email: tricity@tisd.net

Re: Board Member – Adding New Board Member

Minutes from Board Member Meeting

On Thursday, May 16, 2014, at 10:00 am a phone conference meeting was held by Tri-County board members Stanley Kazwell & Karen Jacobs to official add Dale Porter and to appoint him to the position of the interim position of Secretary Treasurer . Dale Porter was also added to the checking and savings account. A board meeting was then set for Thursday May 22, 2014 at 10 am. Meeting was adjourned at 10:17 am

PREPARED BY:

DATE:

PROJECT TITLE:

- 1 Meeting held via phone conference officially
2 adding Dale Porter to board -
3 - Adding Dale to checking acct.
4
5 - Board meeting ~~set~~ for Thursday, May
6 22, 2014 @ 10 AM
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10-4-14 -

ALLEN BROWN - FR. B. OF BURROD DOWA.

GREG - 1 WAY FINISHED

SANTA BROWN - NOT RETURNING PHONE CALLS,

BOO - BUCKLE UP AND WE'LL GOES.

STEVE DAVIS - WANTS TRANSFER FOR UNIONS.

BECCA -

MIKE - TRADING POST

MICHAEL GAINER -

DEPOSIT UP

CALL - CHECK W/SUBMITION ON LIABILITY AND OFFICERS, DIRECTORS
10-4-14 - * GENERAL LIABILITY.

RON - 15.00 HR.

KENNY - 10.00 HR.

TRANSMISSION VERIFICATION REPORT

TIME : 05/30/2014 11:07
NAME :
FAX :
TEL :
SER.# : L0J564864

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

05/30 11:06
3619726607
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03
OK
STANDARD
ECM

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

FAX COVER SHEET

Date: 5-30-14 @ 12:24 PM

Fax Number: 361-972-6607

To: Martha Bexley → ^{Attn:} Dale Porter will
bring DL + SS
card later. Will
fax upon receipt.

Re: Tri-County POA Minutes

From: Nicole Kocurek

Number of Pages Including Cover Sheet: 3

Urgent

For Review

Please Comment

Please Reply

Confidentiality Notice:

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Tri-County Point Property Owners Association

14 County Road 480 Palacios, Texas 77465

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

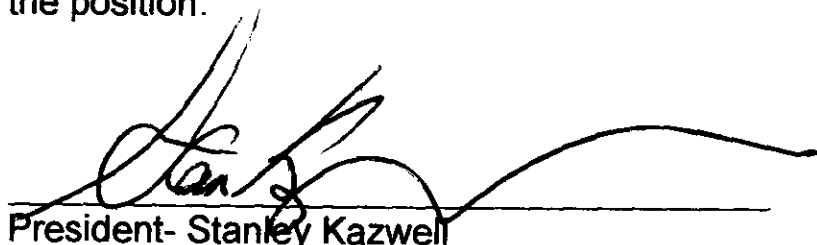
Email: tricounty@tisd.net

May 8, 2014

Re: Board Member – Resignation

Minutes from Board Member Meeting

On Thursday, May 8, 2014, a phone conference meeting was held by Tri-County board members Stanley Kazwell & Karen Jacobs to discuss the resignation of Treasurer Vicki Grimes. It was mutually decided to offer the interim position of Secretary Treasurer to Dale Porter and to appoint him to the position if he accepted. On Friday, May 9, 2014 Dale Porter accepted the position.

A handwritten signature in black ink, appearing to read 'Stanley Kazwell', is written over a horizontal line. The signature is stylized and extends to the right of the line.

President- Stanley Kazwell

Tuesday 6:00 PM

Vicki, Karen says she is available for a phone conference at 10:30 on Thursday. Does that work for you?

Read Wednesday

Wednesday 12:25 PM

I am turning in my resignation. Rob is not feeling well. Probably will be going back to Alaska soon. Too much to deal with. I will sign checks Friday afternoon and turn in my keys. Sorry. Vicki



Subject

iMessage

Send

Board Meeting June 13, 2014

On June 13, 2014 at 10:00 am the board meeting was called to order and the meeting began with a review of current on-going issues with water operation. Decision was made to request a more detailed bid from the current operator as well as to solicit bids from other area operators. A letter will be sent out. It was decided because of ongoing issues with another contractor, that their services would have to be used as a last resort. A couple of property owner issues were also discussed and a decision was made. The executive session concluded and the open session began.

The report from the executive was presented in the open session.

It was decided to construct showers adjacent to the existing restrooms at the pier. This will utilize an existing building currently used for storage. The old bath house will be turned into a rest room, storage area, and the old shower will be utilized in the new shower construction. An agreement was reached with Charles [Name] to donate a large surplus metal from the plumbing and electrical work. Otherwise, the work will have to be done. Work is to begin next week and is considered to be top priority.

By hiring a TOL attorney, Karen Jacobs was tasked with this.

The status of the audit was had. As previously stated, the CPA firm Baker & Brown for the years 2010 - the first half of 2013 were in total disarray and had to re-audit their financial statements on the audit. The other staff has made great headway in getting those records in order. They should be done within the next week or two.

The board took up the commercial made by the the Church of Hope to develop the parking area was very good and ambitious. A scaled down proposal was requested by the board.

The board was to have Dale Porter shop and compare with the existing PO; insurance which is up for

the next meeting was set for July 26th at 10 AM. Meeting was then adjourned.

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 Email: tricounty@tisd.net

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

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

A 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 August 23, 2014, at 1:30 p.m. for the purpose of electing A Directors to the Board of Directors of the Association. The Agenda for this Special Meeting is as follows:

- Confirm a quorum is present.
- Discuss Old Business – voting if deemed necessary by the members on any topic that is discussed by either a Property Owner or a Board of Director.
- Discuss New Business – voting if deemed necessary by the members on any topic that is discussed by either a Property Owner or a Board of Director.
- Introduction of Candidates for the positions of Director (one open position):
 - **Dale Porter**
- Candidates Speeches and Questions from POA Members. (There will be a time limit of 15 minutes per Candidate to present their speech and to answer questions from POA Members.)
- Election of a Director
- Meeting Adjourned

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

Dated: July 22, 2014.

Dale Porter

I am a lifetime resident of Palacios. I have lived and worked here all my life.

From 1968 to 1986 I managed the Palacios Cable TV company. I did all the daily operations from service connections to maintenance, I took care of all the electronics, line amps and head-end equipment. I brought the first satellite dish to Palacios and distributed its signal through the system.

In 1983 I built a CATV system in Blessing, Texas which I owned and operated myself in addition to working the Palacios system. I operated the Blessing system 1983-1994 and also did contract work in system activations and contract splicing. I spliced and activated the Brackettville system and others in Louisiana and Mississippi.

In 1994 I bought Marek's True Value hardware store. Mr. Marek offered me the store and agreed to owner finance the note. I changed the store from True Value to Porter's Ace Hardware. I have operated this store for the past 20 years. In 2001 I built the Ace Hardware store in Port Lavaca, Texas. I sold Port Lavaca in 2005 and scaled back to only one store. We continue to constantly update our business and add new services to our customers.

The hardware business has been a daily challenge from employees to inventory. We have learned just about everything from building a house to wiring and plumbing. We also carry marine and commercial fishing supplies. When we hire a school student they learn about home repair, painting, electrical, plumbing, and hardware. These skills they will carry on throughout their entire life. Many of our past employees have gone on to be successful business people. Through my lifetime exposure to all these things I feel I can contribute to the Boca Chica POA and help get our community moving forward again.

I have been:

- A past President of the Palacios Chamber of Commerce
- A past Director of the City State Bank
- A member of Palacios Medical Foundation
- A Palacios Vol. Fire Dept. Fire Marshall
- A Member Matagorda County Fireman's Association
- A past member of the U.S. Coast Guard Aux.

Dale Porter

Vernon's Texas Statutes and Codes Annotated
Property Code (Refs & Annos)
Title 11. Restrictive Covenants (Refs & Annos)
Chapter 209. Texas Residential Property Owners Protection Act (Refs & Annos)

V.T.C.A., Property Code § 209.00594

§ 209.00594. Tabulation of and Access to Ballots

Effective: September 1, 2011

Currentness

(a) Notwithstanding any other provision of this chapter or any other law, a person who is a candidate in a property owners' association election or who is otherwise the subject of an association vote, or a person related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as provided by this section.

(b) A person other than a person described by Subsection (a) may tabulate votes in an association election or vote but may not disclose to any other person how an individual voted.

(c) Notwithstanding any other provision of this chapter or any other law, a person other than a person who tabulates votes under Subsection (b), including a person described by Subsection (a), may be given access to the ballots cast in the election or vote only as part of a recount process authorized by law.

Credits

Added by Acts 2011, 82nd Leg., ch. 1217 (S.B. 472), § 3, eff. Sept. 1, 2011.

V. T. C. A., Property Code § 209.00594, TX PROPERTY § 209.00594

Current through Chapters effective immediately through Chapter 65 of the 2013 Regular Session of the 83rd Legislature

End of Document

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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 Email: tricounty@tisd.net

MEETING ANNOUNCEMENT: A Meeting of the Tri-County Point Property Owners' Association, Inc. will be held on Saturday, August 23, 2014 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.
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: One position of Director of the Board will be filled at this election. Please vote for **one candidate**. You must sign the ballot.

Candidates:

Dale Porter

Printed Name: _____ **Signature:** _____

Date: _____, 2014 Total Lots: _____ Total Votes: _____

Property Address: _____

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

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

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**REVOCABLE PROXY FOR
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.
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 August 23, 2014 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 August 23, 2014, the day after the Meeting, or if the meeting is continued or adjourned, the day after the continuation or adjournment.

Printed Name: _____ **Signature:** _____

Dated: _____, 2014 Total Lots: _____ Total Votes: _____

Property Address: _____

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

Section _____ Block _____ Lot _____; Section _____ Block _____ Lot _____;

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.)

Dale Porter

I am a lifetime resident of Palacios. I have lived and worked here all my life.

From 1968 to 1986 I managed the Palacios Cable TV company. I did all the daily operations from service connections to maintenance, I took care of all the electronics, line amps and head-end equipment. I brought the first satellite dish to Palacios and distributed its signal through the system.

In 1983 I built a CATV system in Blessing, Texas which I owned and operated myself in addition to working the Palacios system. I operated the Blessing system 1983-1994 and also did contract work in system activations and contract splicing. I spliced and activated the Brackettville system and others in Louisiana and Mississippi.

In 1994 I bought Marek's True Value hardware store. Mr. Marek offered me the store and agreed to owner finance the note. I changed the store from True Value to Porter's Ace Hardware. I have operated this store for the past 20 years. In 2001 I built the Ace Hardware store in Port Lavaca, Texas. I sold Port Lavaca in 2005 and scaled back to only one store. We continue to constantly update our business and add new services to our customers.

The hardware business has been a daily challenge from employees to inventory. We have learned just about everything from building a house to wiring and plumbing. We also carry marine and commercial fishing supplies. When we hire a school student they learn about home repair, painting, electrical, plumbing, and hardware. These skills they will carry on throughout their entire life. Many of our past employees have gone on to be successful business people. Through my lifetime exposure to all these things I feel I can contribute to the Boca Chica POA and help get our community moving forward again.

I have been:

- A past President of the Palacios Chamber of Commerce
- A past Director of the City State Bank
- A member of Palacios Medical Foundation
- A Palacios Vol. Fire Dept. Fire Marshall
- A Member Matagorda County Fireman's Association
- A past member of the U.S. Coast Guard Aux.

Dale Porter

TriCounty Point

From: Dale Porter [dporterace@yahoo.com]
Sent: Tuesday, June 24, 2014 7:28 PM
To: TriCounty Point
Subject: Officer Elections Secretary/Treasurer

I am a lifetime resident in Palacios , I have lived and worked there all my life. From 1968 to 1986 I managed the Palacios Cable TV co. I did all the daily operations from service connections to maintenance , I took care of all the electronics, line amps and headend equipment. I brought the first satellite dish to palacios and distributed its signal through the system. In 1983 I built a CATV system in Blessing Tx. which I owned and operated myself in addition to working the Palacios system. I operated the Blessing system 1983-1994 and also did contract work in system activations and contract splicing. I spliced and activated the Bracketville system and others in Louisiana and Mississippi. In 1994 I bought Marek's True Value hardware store. Mr Marek offered me the store and agreed to owner finance the note. I changed the store from True Value to Porter's Ace Hardware. I have operated this store for the past 20 years. In 2001 I built the Ace Hardware store in Port Lavaca, Tx. I sold Port Lavaca in 2005 and scaled back to only one store. We continue to constantly update our business and add new services to our customers.

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When we hire a school student they learn about home repair,paint electrical,plumbing, hardware . These skills they well carry on throughout their entire life. Many of our past employees have gone on to be successful business people.

Through my lifetime exposure to all these things I feel I can contribute to the Boca Chica POA and help get our community moving forward again.

I have been past president Palacios Chamber of Commerce
past Director City State Bank
member of Palacios Medical Foundation
Palacios Vol. Fire Dept. Fire Marshall
Member Matagorda County Firemans Association
past member of the U.S. Coast Guard Aux.

Dale Porter

Board Meeting July 26, 2014

The board met in an executive session for a budgetary and operations discussion. President Stanley, Vice President Karen Jacobs, and Secretary/Treasurer Dale Porter met with Sonya Brown of Becca and David Marshall Management - a community and development management company that works with other HOA's associations. After the executive session the board gave a summary of the meeting. George Brown did a preliminary review the books and confirmed what another professional had told us. The books for the past several years are in total disarray. While a lot of positive work has been done by the staff, a lot more was needed to put them in order. The board has contracted with Mrs. Brown at half a rate to come on time to further assess the books and to act as a consultant and help get the books in the better order. The ultimate goal is to set the association on a more professional path of financial and operational responsibility. In the coming weeks she will continue her review, work with Becca and report back to the board. Mrs. Brown also agreed to defer her compensation for a few months until the POA can pay her back. In September, with the benefit of Sonya Brown's report, the board will work on the budget and the budget for the coming year. The board also agreed to direct Becca to immediately send out notices for all accounts in the arrears for 2013 & 2014 and to automatically do the same thing every March 1st of each year. This action shall include many people who have not been billed for at least in recent years due to being removed from the POA's property owner's rolls. While many have been returned to the rolls, many are still missing. The POA office staff has now received a property owner's list from Jackson County and will use this to secure the rest of the property owners. In an effort to decrease current operational costs, the summer schedule for the office will be modified. Open Monday, Thursday, and Friday - closed Tuesday and Wednesday until further notice. In an effort to bring costs in line, the board has snapped the comprehensive insurance policy carried by the Market Inn currently costs in excess of \$15,000. After consultations and a tour of the community, Stanley Porter returned that he believed it was possible to save as much as 50% of this cost. A local insurance broker is set to report back with the goal of have the POA newly insured by July 31. Since Stanley Porter is a person who sought to qualified for the position of Secretary Treasurer, Dale Porter is not eligible to be the elected officer for that position. The board agreed to immediately appoint Dale Porter as the Registered Agent for the POA and to direct Becca to register him as such with the Texas Secretary of State and Jackson County. The board members also voted to expand the powers of the board to do under the bylaws. Nominated to the two new director positions were Elizabeth and Laurie Hall, they were unanimously elected. It is the intent of these additions to help manage the increased responsibilities of the association as the board endeavors to continue the current various course of community revitalization. Next on the agenda was the constitutional amendment by the House of Hope, which was requested to be revised at the last board meeting. Stanley Porter stated his statement from the last meeting that he would not participate in any votes on this subject to avoid any possible conflict of interest since he was a property owner in that area. Stanley requested that the two board members consider taking up the measure at the next board meeting so the two newly appointed board members could participate. Dale Porter and Karen Jacobs discussed the matter and mutually agreed that it would be better to have the issue looked at by the board at the next meeting. The new shower construction at the fishing pier has been started and the board was informed that it would be finished in August.

Elizabeth Hall's new collection program was also established that would waive all late fees for any property owners in arrears who agreed to work out a payment program. Interest would be waived if the property owner would pay the debt in full but the interest would remain in effect if payments were not made in full. Mr. Kazwell abstained from the vote. The next board meeting is to be held on August 11th at 10:00 a.m. The annual membership meeting is to be held at 1 p.m. on the same day. The meeting will be held at the Market Inn.

AGENDA Oct. 4, 2014 Tri-County Point Board Meeting 10 AM: Call to order and adjourn
in to executive session for budgetary workshop *Review drainage situation *Reconvene
into public session and give brief report

Annual Membership Meeting

Aug. 23, 2014

Meeting was called to order at 1:00pm by President Stanley Kazwell

Invocation by Sanjay Thompson

Quorum was established

Dale Porter was absent due to family funeral

Karen Jacobs absent due to recent surgery

Lori McLennan, Director of Permitting for Jackson County explained permitting process
& importance. She stressed how important it was for everyone to get the necessary
permits when building carports, storage sheds & covers, carports for RVs. Also
explained that RVs could not have tires removed or attached decks. She mentioned that
flood plains in this area had changed some & agreed to stay til after meeting in case
anyone had questions.

President remarks:

Stanley Kazwell informed members of the increase in board members from 3 to 5. Two
new board members are Michael Watson & Laurie Hall.

By Law committee is working on making changes to allow members to vote on 2 new
positions.

Office personnel have the authority to make approvals (for plans on building,
improvements etc.) so long as all guidelines have been followed so that members do
not have to wait as long.

Boca Chica Beautification Committee has been doing a great job on curb appeal & their hard work is appreciated.

Old Business:

Financial soundness of the POA: Still working on audit but books are in such disarray it is proving to be very difficult. Sonya Brown of Marshall Management Group out of Houston has agreed to to the audit for half of her normal fee but until books are better organized can not do so at this time.

New Business:

Members raised concerns about new bath house being used by campers & also concerns about camping being allowed. It was explained that only members or their family or guests were allowed to camp & that a member in good standing must come in to register.

Members questioned if they would be given an opportunity to see revised by laws before they are changed. By law changes will be presented to members before they are adopted.

Boca Chica Beautification Committee thanked the community for all their help & support. Reported that work on bathrooms by pier had been done, piling by swimming pool redone w/ flowers planted, painting was done at the pool as well as more flowers planted.

Meeting adjourned at 2:04pm

Print Cancel

From: Cindy Morrison <cindypmorrison@gmail.com>
To: Conney Seals <office@tricitypoa.com>
Received-On: Today 6:44 AM
Subject: Fwd: Stanley.wps
More...

----- Forwarded message -----

From: Mark Porter <countryboyinc@att.net>
Date: Mon, Jul 6, 2020 at 11:00 AM
Subject: Re: Stanley.wps
To: Cindy Morrison <cindypmorrison@gmail.com>

its an encrypted file. this is the best i can extract

Board Meeting July 26, 2014

The board met in executive session for a budgetary and operations discussion. President Stanley Kazwell, Vice-president Karen Jacobs, and Secretary/Treasurer Dale Porter met with Sonya Brown of Houston based Marshall Management a community and development management company that works homeowners associations. After the executive session the board gave a summary of the meeting. Sonya Brown did a preliminary review the books and confirmed what another professional had told us, the books for the last several years are in total disarray. While a lot of positive work had been done by Becca, a lot more was needed to put them in order. The board has contracted with Mrs. Brown at half of her standard rate, to further assess the books and to act as a consultant and help get the books of the POA in order. The ultimate goal is to set the association on a more professional path of financial and management responsibility. In the coming weeks she will continue her review, work with Becca and report back to the board. Mrs. Brown also agreed to defer her compensation for a few months until the POA can more easily handle it. In September, with the benefit of Sonya Browns report, the board will work on, and establish a budget for the coming year. The board also agreed to direct Becca to immediately send out collection letters for all accounts in the arrears for 2013 & 2014, and to automatically do the same each and every March 1st of each year. This action shall include many people who had not been billed for their fees in recent years due to being removed from the POAs property owners rolls. While many have been restored to the rolls, many are still missing. The POA office staff has now received a property owners listing from Jackson County and will use this to secure the rest of the property owners information. In an effort to decrease current operational costs, the summer schedule for the office will be as follows: Open Monday, Thursday, and Friday closed Tuesday and Wednesday until further notice. Also, in an effort to bring costs in line, the board has shopped the comprehensive insurance policy carried by the POA which currently costs in excess of \$15,000. After consultations and a tour of the community, Dale Porter reported that he believed it was possible to save as much as 50% of the cost. A local insurance professional is set to report back with the goal of have the POA newly insured by July 31. Since h

e was the only person who sought to qualify for the position of Secretary Treasurer, Dale Porter automatically becomes the elected officer for that position. The board agreed to immediately appoint Dale Porter as the Registered Agent for the POA and to direct Becca to register him as such with the Texas Secretary of State and Jackson County. The board members also voted to expand the membership of the board to 5 as is their power to do under the bylaws. Nominated to the two new director positions were Michael Watson and Laurie Hall, they were unanimously elected. It is the intent of these additions to have help shouldering the increased responsibilities of the association as the board endeavors to continue along the ambitious course of community revitalization. Next on the agenda was the commercial parking lot proposal by the House of Hope which was requested to be revised at the next board meeting. Stanley Kazwell repeated his statement from the last meeting that he would not participate in any votes concerning the project to avoid any possible conflict of interest since he was a property owner in that area. He also suggested that the two board members consider taking up the measure at the next board meeting when the two newly appointed board members could participate. Dale Porter and Karen Jacobs discussed the matter and mutually agreed that it would be better to have the issue looked at by the expanded board. The new shower construction at the fishing pier has been started and the board was hopeful that it could be finished in August. By a vote of 2 to 0 a new collection program was also established that would waive all late fees for any members in the arrears who agreed to work out a payment program. Interest would be waived if the delinquent property owner would pay the debt in full but the interest would remain in effect if payments are NOT paid in full. Mr. Kazwell abstained from the vote. The next board meeting is to be held on August 23, 2014 at 9 a.m. The annual membership meeting is to be held at 1 p.m. on the same day. The meeting was adjourned.

Board Meeting June 13, 2014

Friday June 13, 2014 at 10:00 am the board meeting was called to order and the meeting began in executive session to discuss ongoing issues with water operation. Decision was made to request a more detailed bid from the current operator as well as to solicit bids from other area operators. A letter will be sent out. It was decided that because of ongoing issues with another contractor, that their services would from now on be used as an option of last resort. A couple of property owner issues were also discussed and a decision reached. The executive session concluded and the open session began.

A summary of the executive was presented in the open session. A decision was made to construct showers adjacent to the existing restrooms at the pier. This will utilize an existing building currently used for storage. The old bath house will be turned into a workshop/storage area. Any usable fixtures will be utilized in the new shower construction. An agreement was reached with Charles Thompson to exchange surplus material from the plumbing and electrical work. Otherwise, the work will be an in-house project. Work is to begin next week and is considered to be top priority.

Discussion regarding hiring a POA attorney. Karen Jacobs was tasked with this.

A discussion regarding the status of the audit was had. As previously stated, CPA firm Baker & Stovall said the records from 2010 - the first half of 2011 were in total disarray and had to be reconstructed before they would ever give a report on the audit. The office staff has made good headway on getting these records in a condition which

h allows the to be audited. They should be done within the next week or two.

A proposal to develop the commercial made by the the Church of Hop e to develop the parking area was deemed to costly and ambitious. A scaled down proposal was requested by the board.

A decision was made to have Dale enter step and compare with the existing P... instructions which is up for renewal.

Next board meeting was set for July 16th at 10 AM. Meeting was then adjourned.

3, 2014 at 10:00 AM the board meeting was called to order and the meeting began an executive session. Discussion on ongoing issues with water operation. Decision was made to request more detailed bid from the current vendor as well as to solicit bids 1

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On Monday, July 6, 2014 at 12:55 AM EDT, Cindy Morrison <cjmorrison@q1g.com> wrote:

I don't know if you can see the attached file.

Sent from my iPhone

Begin forwarded message:

From: Steve Morrison <smorrison@q1g.com>
Date: July 5, 2014 at 11:37 AM EDT
To: Cindy.morrison@q1g.com
Subject: Steve Morrison

This was deleted from an email that was posted on the website. A site I don't know how to enable on the phone.

Sent from my iPhone

November 4, 2014 Tri-County Point Board Meeting

11:00 AM - 12:00 PM November 4, 2014 Tri-County Point Board Meeting 10 AM: *Call to Order and adjourn into
11:00 AM - 12:00 PM Public session for budgetary workshop *Review drainage situation *Reconvene into public session
11:00 AM - 12:00 PM