

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION**

**14 County Road 480**

**PALACIOS, TEXAS 77465-1642**

**Tel (361)972-3998 Fax (361)972-0309**

**E-mail [tricounty@awesomenet.net](mailto:tricounty@awesomenet.net)**

**Board Meeting**

April 16, 2005

Board members present were Mark Frank, John Hamrick and Gene Finn. Staff members were, Dawna Frankson and Susan Jessup.

The Board talked about the progress of Section 8 water and sewer lines. Susan Jessup reported that they were being installed on this day. The Board agreed to give a 2 month extension due to the abundance of rain we had in the area.

Report was given on the trading of lots in Section 7. At this time only 1 had traded and several pending. The Board wants three separate values on acreage for section 7.

John Hamrick said he would like a barn to store Tri-County's equipment.

We asked the Board for 2 new filing cabinets. Mark Frank said he would look in Houston. John Hamrick said he might have some, he will check.


The property owners that didn't get deeds to their property can now go through the FDIC.

The Board approved to dredge the Boat Ramp. We are to get prices form Hunter's and Hugh Spring.

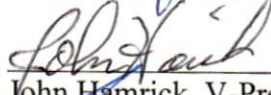
The Board planned the next work weekend to be June 18, 2005. Will ask for a \$10.00 donation for material.

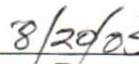
The Board wants to change the water and sewer tariffs.

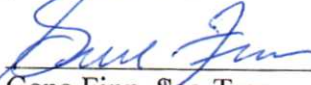
The date for the annual meeting and election for the position of secretary/treasure is set for August 20<sup>th</sup>, 2005.


  
\_\_\_\_\_  
Mark Frank, President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
John Hamrick, V-President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Gene Finn, Sec-Tres

  
\_\_\_\_\_  
Date

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## **Correction**

May 20, 2005

Re: Election of Secretary/Treasure

Dear Property Owners:

Any member in good standing (maintenance paid in full) whom desires to seek election to the Board of Directors shall provide to the Association address above, on or before the 27<sup>th</sup> day of June the following:

1. A signed written statement of intention to seek the Board position of Secretary/Treasurer.(three (3) year term)
2. A short (no more than one side of a 8½" by 11" page) biography and a statement of qualifications. (Optional)

(Any statements received after June 27<sup>th</sup>, 2005 will not be recognized)

Notice of the date and time of the annual meeting will be sent with the voting package.

June 15, 2005

To: Tri-County Point Property Owners Association, Inc

Re: Legal fees incurred by the Association related to approval of Partial Release of Easement and Approval of Plans and Composite Building Site for William and Mary Day on Lots 160 & 161, Block A, Boca Chica, Section 5, Jackson County, Texas

Ladies and Gentlemen:

Palm Harbor Homes agrees to pay \$262.50 to the Association to reimburse your attorney fees to Michael T. Gainer for review of the above documents upon receipt by our attorney, Milton Chapman, of the Partial Release of Easement and Approval of Plans and Composite Building Site, originally signed and notarized by the President of the Association.

Palm Harbor Homes

By: \_\_\_\_\_  
Brian Tebon, General Manager  
Victoria Office

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**NOTICE OF 2005 ANNUAL MEETING OF MEMBERS**

**DATE:** July 11, 2005

**TO:** **TRI-COUNTY POINT PROPERTY OWNERS**

One (1) Director/Officer shall be elected at the 2005 annual meeting of members of the Tri-County Point Property Owners Association (the "Association"). Position 3 (Director and Secretary/Treasurer) shall be elected for a term of three (3) years.

Article IV, Section 5 of the Association's By-Laws provides that any person seeking a Director/Officer position must file his or her name in nomination on or before sixty (60) days prior to the date of the Annual Meeting. Gene Finn (the current Secretary/Treasurer) is the only person who timely filed his name in nomination. Mr. Finn is running unopposed for the Director/Secretary/Treasurer position. Accordingly, it is not necessary to hold an election.

**Pertinent information regarding the Association's 2005 annual meeting is as follows:**

**Date and Time:** Saturday, August 20, 2005 - 1:00 P.M.

**Location:** Carancahua Community Center

**Agenda:**

- 1) Establishment of quorum
- 2) Minutes of last meeting
- 3) Introduction and announcement of Mr. Gene Finn as Director and Secretary/Treasurer
- 4) Treasurer's report
- 5) Additional reports (if any)
- 6) Adjourn

If you are unable to attend the meeting, you may complete, date and sign the enclosed "Proxy" form (designating an adult person of your choice as your proxy holder) and deliver such Proxy to your proxy holder to attend the annual meeting on your behalf.

**NOTE: ONLY MEMBERS IN GOOD STANDING (I.E., MAINTENANCE ASSESSMENTS PAID IN FULL) ARE ELIGIBLE TO VOTE.**

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Board Meeting

August 20, 2005

Board members present were Mark Frank, John Hamrick and Gene Finn. Staff members were, Dawna Frankson and Susan Jessup and Michael Gainer the Association's Attorney. Also present Patty Frank.

Gene Finn asked to be informed about all subjects pertaining to Tri-County PPOA also on all board decisions being made.

Report on boat ramp dredging. Bids were in excess of \$1,600.00. Susan Jessup will contact Ed Jalufka requesting a bid in writing for \$1,000.00.

The subject of the pier lock, (key access to both sides) was discussed, Patty Frank suggested we get some kind of dead bolt keyed the same as our facility keys.

Planning for another work day was brought up, no decision was made.

Discussion on property sales in Section 8 held until after TRI-CPPOA annual meeting.

All members approved a donation of \$100.00 to the Carancahua Community VFD.

Mark Frank discussed the property owners in Section 7. The office has had no success in locating these few individuals. Michael Gainer requested names and address of all property owners in Section 7 be faxed to his office. He will ask his investigator to locate them if possible. A charge of \$150.00 per name will be applied.

Mark Frank briefly explained the bidding for Section 8. David Anthony's proposed a bid however it did not include the original offer that board put forth. Therefore his bid was not approved. The gentleman in Florida never responded in the time allotted.

Raises for Susan Jessup and Dawna Frankson were brought to the table. No decision was made. Per phone conversation later this day with Susan Jessup and Mark Frank, Mark explained raises had been approved; now he must decide on the amount of raise.

Meeting adjourned @ 1:00

Page 2 of Board Meeting August 20, 2005

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Mark Frank, President                      Date

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John Hamrick, Vice President              Date

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Gene Finn, Sec/Tres.                      Date

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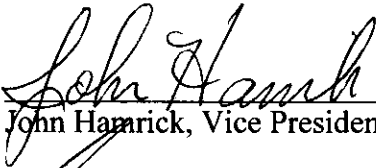
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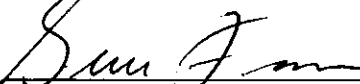
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Page 2 of Board Meeting August 20, 2005

  
\_\_\_\_\_  
Mark Frank, President                      10/22/5  
Date

  
\_\_\_\_\_  
John Hamrick, Vice President              9-5-05  
Date

  
\_\_\_\_\_  
Gene Finn, Sec/Tres.                      10-25-05  
Date



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August 20, 2005

Annual Meeting of Membership

Meeting called to order by Mark Frank. Board members present at the meeting were, Mark Frank, President, John Hamrick, V-President, Gene Finn, Sec/Tres., Managers for Tri-County Point P.O.A. Dawna Frankson, Susan Jessup and Michael Gainer the Association's Attorney.

It was noted 40 proxy forms returned to the Tri- County office. Approximately 27 members attended the Annual Meeting.

Mark Frank read the minutes of the August 24, 2004 meeting. Motion to accept minutes as read made by Ricky Jackson, 2<sup>nd</sup> Marsha Jackson, minutes approved as read.

Mark Frank gave details of the financial report.

Mark Frank presented Property Owners of the Year awards to Dale Rocarek and Mike Paulsen for donations of materials and labor during our working weekends.

There was a discussion on composite building sites, it was explained to the property owners we have 1 successful composite building site approved. In the future, we have knowledge of what to expect and how to improve our methods.

With the voting for Sec/Tress. This year. Gene Finn ran unopposed and was welcomed once again as the Associations Sec/Tres. For the term of (3) years.

Vandalism was an important topic for our meeting. Mark Frank explained the damage to mail boxes, fences, coke machine located at the pier, etc. All property owners were urged to be apart of a neighborhood watch.

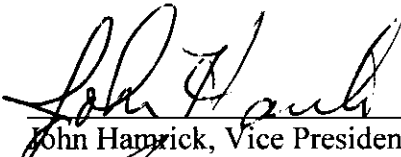
Mark Frank suggested an October work weekend, although a date was not set. Information will go out with the news letter.

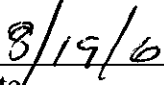
Michael Gainer spoke to the members about the Deed issue with the FDIC. He stated there were plans to make a conference call with the FDIC.

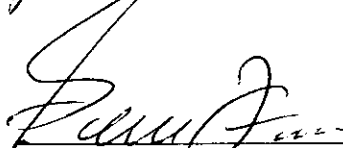
Mark Frank informed the property owners about selling of lots in Section 8, the water and sewer lines have been installed as were roads. Per agreement with Marion Jessup and David Anthony, current owners of lots in section 8.

  
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Mark Frank, President

  
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Date

  
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John Hamrick, Vice President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Gene Finn, Sec/Tres.

  
\_\_\_\_\_  
Date

# Agenda for 08-20-2005 Board Members Meeting

Pier Lock

Boat Ramp update on dredging

Anthony/Jessup

CCVFD Fire Department Donation

Raises: Dawna Frankson last raise was in 05-2003

Susan Jessup Last raise was in 07-2002