

Newsletter

Tri-County Property Owner's Association Newsletter

TRI-COUNTY POINT POA BOARD MEETING

August 6, 2019, 6:30 PM Carancahua Community Center

Board Meeting Agenda:

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
- IV. **New Business**
 - a. Midge Flies
 - b. Water Supply Corporation
 - c. Deed Restrictions
 - Enforcement & Violation Letters
 - Section 5 Commercial
 - d. Financial Report
 - e. Permit Fees
 - f. Mowing
 - Member wanting us to provide them with proof that the lot needed mowed
 - Mowing Cost
 - g. Boat Ramp
 - h. Roads and Drainage Fundraising
 - i. Community Outreach
- V. **Member Comments/Announcements**
- I. **Adjournment**



1. A written statement of intention to seek the position of President (required); and
2. A short (no more than one side of one 8 1/2" by 11" page) biography and a statement of qualifications (optional). (NOTE: Items "1" and "2" may be combined on a single document, and neither of such documents need to be signed.

ANNUAL MEETING and PRESIDENT'S ELECTION

The 2019 Annual Meeting and Election of President of the Tri-County Point Property Owners Association will be held on October 12, 2019.

Any Member who desires to seek election as President of the Board of Directors shall provide to the Association's Secretary, on or before, August 12, 2019, the following:

The document(s) can be delivered to the Tri-County Point POA office by mail, e-mail, fax, or hand delivery. Tri-County Point POA 14 County Road 480, Palacios, Texas 77465

E-mail: tricounty@outlook.com

Fax: 361-972-0309

Welcome! New Board Member Mark Porter

A vacancy on the board was created when the 5th position board director, Wally Eady, recently sold his property and moved out of the community. That left the remaining board members with the task of filling the position, as laid out in the Tri-County Bylaws, Article 4, Section 4.



Local resident, property owner, and businessman, Mark Porter, was invited to put his name forward for the position and was subsequently elected.

Mark and his family are full-time residents of Boca Chica, building their new home in Section 4 and have generously supported the community.

Mark is the owner of Globecom Media, which has several radio stations in the area, including 96 FM County and 92.5 Happy Radio. “Country Boy” Mark Porter also host the nationally syndicated radio show, Saturday Night Gold.

TRI-COUNTY’S PIER IS DEDICATED AS ROLAND J. SENIOR PIER

When Hurricane Harvey destroyed our pier in 2017, it was quite a blow to our community.

With the POA and Boca Chica’s Beautification Committee focusing on moving and setting up the community center, the pier’s rebuilding was necessarily put on the back burner.

Along came Roland Senior who decided to gather a few family members to salvage parts of the old pier to rebuild a few feet. That humble beginning has culminated into a new pier. The story of the rebuilding is told in the proclamation (below) that was presented to Roland and his family, at the BCBC’s Annual Independence Weekend Picnic & Fireworks Celebration, 07/06/2019.

It is people like Roland and his family, that makes Boca Chica, such a special place.



Proclamation -

• **Whereas**, Hurricane Harvey, in the month of August, in the year of two thousand and seventeen, did destroy the Tri-County Point Property Owners Association pier, located in Boca Chica, Jackson County, Texas.

- **Whereas**, Roland T. Senior, using pieces of the destroyed pier, did selflessly undertake efforts to begin to rebuild the pier on his own accord and joined by family members, hand drove pilings and completed reconstruction of the first 30 feet.
 - **Whereas**, Roland T. Senior, often joined by family members and others, continued to rebuild the pier until the water became too deep to hand drive the pilings. This was done by using parts of the old pier as well as materials purchased by TRICOPPA.
 - **Whereas**, Roland T. Senior, his family members, friends, and other volunteers did continue to rebuild the pier to completion after TRICOPPA, had contracted to have the rest of the pilings professionally driven.
 - **Therefore**, The Tri-County Point POA Board of Directors, President Stanley Kazwell, Vice-President James Parker, Secretary Dale Porter, Treasurer Sanjay Thompson, and Director Wally Eady, do hereby unanimously proclaim, that on this fourth day of May, two thousand and nineteen, and forward, the pier will be known as the: Roland T. Senior Pier
- The Tri-County Point Property Owners Association does hereby set the date of formal dedication for the Roland T. Senior Pier to be on the sixth day of July, in the year of two thousand and nineteen.

Boca Chica Water Supply Corporation

The new utility company for Boca Chica has been formed with the new board currently working on their by-laws. They will then be sending them to the attorney for approval.

An open forum meeting with the water members will be held on August 27th. They are currently working on filling out the Utility Commission transfer paperwork as well as getting the office building and lots in the commercial area.

Tri-County Board of Directors have been working for the past few years to separate the utilities from the POA for several reasons. The most important is that, as a “Water Supply Corporation (WSC)” it will qualify for grants and low interest loans that it otherwise would not qualify for as part of the POA. Another important reason is because it was felt that both entities can better do the job at hand. The POA can focus on POA activities such as roads, drainage and other issues. The WSC can focus the installations, maintenance, and general running of the utility company. In November of 2017, Shirley Shaddock was asked to spearhead the POA’s efforts to form the WSC.

The officers of the new Boca Chica Water Supply Corporation are as follows;
 Dennis Jerkins, President - Jack Ward, Vice-president, - Raymond Tatum, Secretary –
 Carrie Broussard, Treasurer – Debbie Snyder, Director – Ryan Adams, Director - Sam Wigginton, Director.

Deed Restriction Enforcement

The Tri-County office continues to make progress on dealing with violations of our deed restrictions. The POA has also been in consultation with our attorney on how to best handle certain repeat offenders and that process is moving forward.

The POA board has also referred questions to the attorney regarding regulating restrictions in the commercial section.

WE HEAR YOU!

IMPROVING OUR ONLINE COMMUNICATIONS

Many people have told us that we need to improve our ability to communicate. Whether it has to do with a planned water shutdown, a meeting notice, or an emergency situation, we have simply needed to do better in getting the word out. We have been working hard to improve our communications abilities. The emailing of this newsletter is representative of the progress we are making. Not only will it improve our ability to get information out in a timely manner, but it will save us the cost of printing, postage and labor.

IMPROVING SECURITY WITH A CARD SWIPE SYSTEM

We have long been plagued with problems of people sharing our combination information. This has led to unauthorized people using and abusing our facilities at the pool, pier, and boat ramp. To help combat this, security cameras have been and are continuing to be installed. In addition, we are working on implementing a new card swiping system. The use of these cards will help us limit who gets into our amenity properties. It will also be traceable so that, if a problem arises, we would know who the card being used, belongs to. More information on this system will be announced, soon.

ARE PAVED ROADS IN OUR FUTURE?

The state of our roads are a constant topic of conversation and for good reason. When your roads are made of caliche, they are going to need a lot work and expense to keep them up. Plus, they are subject to problems from too much rain and not enough rain.

Boards members have been discussing the possibility of creating paved roads with tar and chip method by using POA maintenance employees. With the coming separation of the utility company from the POA, Tri-County will be better able to focus on other things like roads and drainage. An experiment is planned in the near future at the community center in order to approximate the cost and feasibility of doing this type of improvement ourselves.

FISHING TOURNAMENT RAISES MONEY FOR PIER AND BOAT RAMP IMPROVEMENTS

The Fisherman's Village/Boca Chica Fishing Tournament was held on July 20th. The community fundraiser featured 26 different fishing teams. This was a fundraiser to make improvements at the Roland J. Senior Pier and the boat ramp, in Boca Chica.

The events organizers were Stan Kazwell, Kevin Cantu, and Steven Yanak.

1st place youth team "Rip-A-Lip"

2nd place heavy species team "Czechmex"

2nd place heavy redfish team "Hook N Fatties"

2nd place heavy trout team "Rip-A-Lip"

2nd place heavy flounder team "Pure Luck"

1st place spot pot team "Daddy Stroke"

1st place stringer team "Rip-A-Lip"

1st place heavy species team "Shoreline Hookers"

1st place heavy redfish team "Pop-A-Top"

1st place heavy trout team "Texas Tail Chasin"

1st place heavy flounder team "Happy Hookers"

1st place spot pot team "Daddy Stroke"

2nd place stringer team "Purple Hard Heads"

3rd place stringer team team "Daddy Stroke"