Tri-County Point POA

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Special Meeting of the Board of Directors

August 15, 2026, 8:30 a.m.

829 County Road 477, Palacios, Texas 77465

1. Meeting Called to Order at 8:45 a.m.

2. Roll Call

President	Ronnie Mears
Vice President	Lynda Switzer
Secretary	Jan Park
Director	John Moore
Treasurer	Karen Gallaher (absent)

Blaine Joines incoming Commissioner was also present at the meeting

3. Quorum present

4. Pledge recited

Agenda Item

1. Discuss and consider action regarding the proposed Boca Chica/Tri-County Drainage Master :Plan grant application, required local math, and request for placement on the Jackson County Commissioner's Court Agenda for August 25, 2026.

BOCA CHICA / TRI-COUNTY DRAINAGE MASTER PLAN – PHASE 1
The Board discussed the longstanding drainage and flooding concerns affecting the community and the need for a comprehensive engineering evaluation. Laurie presented information regarding the history of the drainage concerns and the proposed Boca Chica / Tri-County Drainage Master Plan – Phase 1.

The Board discussed the purpose of the proposed Phase 1 study, which is to provide an engineering assessment of the existing drainage system, identify drainage patterns and problem areas, evaluate deficiencies, and develop information that can be used to identify potential improvements and an appropriate course of action.

Discussion included the interconnected nature of the drainage system and the fact that drainage concerns may extend beyond the boundaries of the Association and involve County roads, surrounding properties, drainage areas, and other governmental or responsible entities. The Board agreed that obtaining an objective engineering study would provide factual information to assist in determining the causes of the drainage problems and the appropriate steps for addressing them.

PROPOSED GRANT AND LOCAL MATCH

The Board reviewed the proposed grant opportunity for the Phase 1 drainage study. The proposed grant amount is $150,000, with a required local match of $37,500. The Board discussed the Association's reserve funds and the need to demonstrate that the required local match would be available if the grant is awarded. The Board discussed earmarking $37,500 from the Association's reserve funds for the required match, contingent upon approval of the grant.

COUNTY SPONSORSHIP

The Board discussed requesting Jackson County to sponsor the Association's grant application. It was clarified that the Association is seeking County sponsorship and is not requesting that the County pay the $37,500 local match or fund the proposed study. Also, the importance of involving the appropriate governmental entities in addressing the broader drainage issues and the potential benefit of having the County involved in the grant process was discussed.

REQUEST FOR PLACEMENT ON JACKSON COUNTY COMMISSIONERS COURT AGENDA

Laurie requested that the matter be placed on the Jackson County Commissioners Court agenda for August 25, 2026, in order to present the proposed grant application and request County sponsorship.

MOTION

Jan moved to proceed with applying for the proposed $150,000 grant for the Phase 1 drainage study and to earmark $37,500 from the Association's reserve funds as the required local match, contingent upon the grant being approved and that Laurie request that this item be placed on the August 25, 2026, Commissioner's Court Agenda. John seconded the motion. Unanimous.

ADDITIONAL DISCUSSION

The Board further discussed the history and continuing importance of the drainage issues and the need for reliable engineering information before undertaking or recommending additional drainage improvements. The Board expressed support for obtaining the study so that the Association and the appropriate governmental entities can better understand the drainage system and develop an informed action plan.

There being no further business to come before the Board, John moved and Jan seconded to adjourn. Unanimous. Meeting adjourned at 9:39 am

The above is a correct copy of the Minutes of August 15, 2026, Special Board of Directors Meeting of the Tri-County Point POA Board of Directors.

Ronnie Mears, President

Jan Park, Secretary

POST-MEETING UPDATE – AUGUST 17, 2026

On August 17, 2026, the Association received correspondence from Jill Sklar regarding the request for placement of the proposed drainage grant-related items on the Jackson County Commissioners Court agenda for August 25, 2026. Ms. Sklar advised that the items would not be ready for the August 25 agenda because additional procedures and information were required before the County could move forward, including review of the funding notice and applicable deadlines and coordination with the appropriate Commissioner. She further advised that the County would need the necessary information and an appropriate Request for Qualifications (RFQ) before proceeding with an agreement and/or grant application. The Association will continue working with the County regarding the proposed project and future agenda placement.