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Special Meeting of the Board of Directors

August 29, 2026

Via Teams – 6:00 p.m.

1. Meeting Called to Order

2. Roll Call

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

Agenda Items:

1. **Discussion and possible action regarding the adoption of a resolution concerning the correction of an erroneous deed in Section 3 of the Boca Chica Subdivision, including acknowledgement of the need for correction and designation of the individual authorized to execute any necessary correction deed on behalf of the Association.**

The Board reviewed the proposed Resolution acknowledging errors in Recorded Deed and authorizing execution of correction deed. The Resolution concerns a deed recorded in September 2015 involving Lots 39, 40, 48, 51, and 52 of Boca Chica, Section 3. The Resolution identifies an error in the name of the Association appearing in the recorded deed and authorizes execution of a correction deed for the limited purpose of correcting the identified errors and related clerical inaccuracies. The Resolution provides that the correction is not intended to alter the property conveyed or constitute a new or additional conveyance.

Mr. Michael Mayfield participated in the discussion regarding the correction deed. Mr. Mayfield advised the Board that the title company was awaiting the Board's Resolution before proceeding with preparation of the correction deed.

The Board discussed approximately $2,000 in legal expenses incurred by the Association in connection with addressing the deed issue. Mr. Mayfield offered to reimburse the Association for

up to $1,000 of those legal expenses. Mr. Mayfield also indicated that he would be responsible for the costs associated with preparation of the correction deed.

Discussion also included concerns regarding other historical deeds and the Association's records. Mr. Mayfield advised that his review had identified other deeds from 2010 thru 2016 that may contain similar errors. The Board acknowledged the importance of maintaining complete Association records and agreed that the current issue appeared to stem from prior transactions and recordkeeping. Jan asked if the Title Company would accept the proposed Resolution that was prepared by staff. Mr. Mayfield acknowledged in the affirmative.

Jan moved to approve the Resolution, with Mr. Mayfield contributing up to $1,000 toward the Association's legal fees incurred in connection with the matter. John seconded the motion. Ronnie yes, Lynda no, Jan yes, Karen no, John yes. Motion passed 3-2.

The Board then discussed designation of an authorized signer for the Resolution and correction deed. Lynda moved and Jan seconded that Ronnie be authorized to sign the Resolution and correction deed on behalf of the Association. Unanimous.

A copy of the Resolution is attached to theses Minutes as Exhibit "A

2. Discussion and Possible Action Regarding Personnel Matters, Including Employee Performance, Duties, Responsibilities, Compensation, and/or Other Employment-Related Matters.

The Board discussed whether to proceed with the personnel matter, including matters related to the personnel policy and previously discussed employment issues. It was noted that the personnel policy had not yet been finalized or updated following the Board's prior discussions. The Board discussed whether the matter should be tabled until the personnel policy was updated. The Board also discussed obtaining Board members' comments and proposed changes to the policy by email rather than scheduling an additional meeting solely for that purpose.

Linda made a motion to table Agenda Item 2 until the personnel policy could be updated. John seconded the motion. Ronnie no, Lynda yes, Jan no, Karen yes, John yes. Motion to table passed 3-2.

There being no further business to come before the Board, John moved and Karen seconded to adjourn. Unanimous. Meeting adjourned at 6:35 p.m.

The above is a correct copy of the Minutes of August 29, 2026, Special Boad of Directors Meeting of the Tri-County Point POA Board of Directors.

Ronnie Mears, President

Jan Park, Secretary