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**Tri-County Point Property Owners Association  
Regular Meeting of Directors  
April 28, 2026 at 5:00PM  
829 County Rd 477 Palacios, TX 77465**

Sec. 209.0051. OPEN BOARD MEETINGS. (e) Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be: (1) mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the meeting; or (2) provided at least 144 hours before the start of a regular board meeting and at least 72 hours before the start of a special board meeting by: (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members: (i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or (ii) on any Internet website available to association members that is maintained by the association or by a management company on behalf of the association; and (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association. (f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e)(2)(B).

**AGENDA**

Call to Order  
Pledge  
Roll Call  
Establish Quorum

**Public Comments** (limit 3 minutes)

1. Read & Approve Minutes 11-19-2025 & 12-17-2025
2. Consider & possible action to authorize the sale of Association-owned property & designate an officer of the Board to sign closing documents for the properties listed below:
  - 2.1 Section 2 Block C Lot 5; Appraisal ID R11540**
  - 2.2 Section 2 Block C Lot 6; Appraisal ID R11541**
  - 2.3 Section 2 Block C Lot 13; Appraisal ID R11548**

3. Section 5 Commercial

**3.1 Historical & Recorded Governing Documents**

Review, discussion & possible action regarding historical practice, historical documents, court-recorded instruments & settlements, recorded deeds, interpretation & applicability of Section 5 Commercial references in recorded governing documents.

**3.2 Site-Specific Infrastructure Matters**

Review, discussion & possible action regarding a property owner's request to discharge runoff within or adjacent to a 25-foot utility easement/alley, including clarification of drainage claims, easement limitations & potential impacts to current & future utility infrastructure, including but not limited to sewer line placement.

**3.3 Emergency Access / Site Conditions**

Review, discussion, possible action regarding access & site conditions within the parking area, including undeveloped portions of Association-owned property & emergency vehicle access considerations. Discussion includes a request from the property owner for the Association to evaluate & develop access improvements across Association property to serve the area.

4. Discussion & possible action to change the Registered Agent with Secretary of State (Karen)
5. Discussion & possible action for contracted seasonal grounds maintenance of certain common areas to include the Office/Pier Area, Boat Ramp, Recreational Area, Utility Easement Alley, Parking Area & Section 5 Commercial Lot 36 (Staff)
6. Discussion & possible action concerning the repairs to the boat ramp bulkhead & fencing. (Lynda)
7. Discussion & possible action concerning repairs to Community Center siding using insurance funds received in 2024. (Staff)
8. Discussion & possible action concerning renewal of Community Service Agreement (Jan)
9. Discussion & possible action on adopting a fee for NSF (Non-Sufficient Funds) to include bank charges & administrative processing costs. (Karen)
10. Review, discussion & possible action on enforcement of the Restrictive Covenants, Article 2.4 (c) No animals or fowl shall be kept on the lots in the Subdivision, except customary household pets.

**Adjourn**

At any given time, the Board of Directors have the right to adjourn & convene in executive session:

Sec. 209.0051. OPEN BOARD MEETINGS. (a) This section does not apply to a property owners' association that is subject to Chapter 551, Government Code, by application of Section 551.0015, Government Code. (c) Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive

session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session to include.

- Lawsuits
- Privileged communications with attorney
- Actions involving personnel
- Contract negotiations
- Enforcement actions
- Other confidential matters

Posted by: Javier Hall on 4 / 21 / 2006 at 6:15 AM/PM