



14 County Road 480 Palacios, TX 77465

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**Special Board of Directors Meeting
11-8-2025 Immediately Following Annual Membership Meeting
829 County Road 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

1. Call to Order
2. Roll Call
3. Establish Quorum

Public Comments (limit 3 minutes)

Board/Staff Reports

Standing Items

1. Read & Approve Minutes
2. Discuss/Act Roads & Drainage
3. Architectural Appeals
4. Discuss/Act on Enforcement Actions (list attached for Board review)
5. Discuss/Act on Collections and/or Foreclosure Actions
6. Discuss/Act on Budget Amendment

New Business

1. Ratification/Induction of President (Discussion & Possible Action)

if quorum is not met at Annual Meeting, ratification & induction of the newly elected President.

2. Appointment of Vice President (Discussion & Possible Action)

Board discussion of candidates.

- Written vote by directors to select Vice President.
- Announcement of results & official appointment.

3. Add Incoming President Ronnie Mears to Signature Card at First Financial Bank & Remove Outgoing President Clint Hammonds & Director Tim Collins (Discussion & Possible Action)

Add President, Ronnie Mears to the maintenance account ending in 1240 with First Financial Bank
remove Clint Hammonds

4. Removal of Tim Collins from Signature Card at First Financial Bank & The First State Bank (Discussion & Possible Action)

Tim Collins resigned on 11-3-2025 requiring removal from both Association Accounts, Checking Account ending in 1240 with First Financial Bank & Reserve Account ending in 1602 with The First State Bank

5. 2026 Budget Presentation **if quorum is not met at Annual Meeting**

Present approved budget to members

6. Applicability of Section 5 Deed Restrictions to Section 5 Commercial (Discussion & Possible Board Resolution)

Review of historical documents, discussion & possible action to resolve whether the Boca Chica Section 5 Deed Restrictions apply to all lots within Section 5, including Section 5 Commercial (Slide 164-A, Jackson County Plat Records)

7. \$15,000 Transfer to Reserve Fund (Discussion & Possible Action)

Transfer of \$15,000.00 from maintenance account ending in 1240 with First Financial Bank to reserve account ending in 1602 with The First State Bank

8. Fencing Quotes for Boat Ramp (Discussion & Possible Action)

Estimate received from South Texas Fence & Deck (includes 2 automatic cantilever gates)
Estimate received from J4 Fencing & Services does not include automatic gates

9. Review of Loose Dog Policy (Discussion & Possible Action)

Optional discussion & decision if revisions are needed.

10. Property Owner Request Concerning Representatives for Each Section (Discussion & Possible Action) **If quorum not met at Annual Meeting**

Review of property owner requested item from the Annual Membership Meeting regarding subdivision section representatives for addressing non-compliance issues throughout the community

11. Property Owner Request Concerning Playground Construction (Discussion) **if quorum is not met at Annual Meeting**

Property owner requested item from the Annual Membership Meeting. Board discussion on capital improvement requirements for a playground.

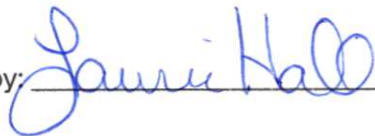
Adjourn

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:



on

11

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at

8

:30

AM/PM