

**NOTE: THE ANNUAL MEETING DID NOT MEET QUORUM SO THE BOARD
IMMEDIATELY PROCEEDED WITH THE
SPECIAL MEETING OF THE BOARD OF DIRECTORS.**

list of attendees attached

**Minutes Special Board of Directors Meeting
November 8, 2025, at 2pm
829 County Road 477 Palacios, TX 77465**

1. Call to Order – 2:21 p.m.
2. Roll Call
President Clint Hammonds
Secretary Jan Park
Treasurer Karen Gallaher (attending by phone)

3. Establish Quorum

Public Comments (limit 3 minutes) – skipped, addressed later in Agenda

Board/Staff Reports – None

Standing Items

1. Read and Approve Minutes – Karen moved and Jan Seconded that the Minutes of the September 25, 2025, Board Meeting be approved with the following addition. “Grass height in the Overgrown Lot Maintenance Policy will not exceed 18 inches”. All in favor, Motion passed.
2. Discuss/Act Roads & Drainage – No discussion
3. Architectural Appeals – None
4. Discuss/Act on Enforcement Actions – Jan moved and Karen seconded that the following lots in Section 3 will be subject to enforcement action: Lot 84, Lots 247, 248 and 249 and Lot 309.
5. Discuss/Act on Collections and/or Foreclosure Actions – 3 pending foreclosures
6. Discuss/Act on Budget Amendment – will need to amend Budget at later meeting due to increase in property taxes.

New Business

1. **Ratification/Induction of President**

President Clint Hammonds addressed the members present, explaining that he had initially submitted his Letter of Intent for the position of President because no other candidates had stepped forward. Upon receiving a Letter of Intent from Mr. Ronnie Mears, Clint withdrew his Letter of Intent.

Clint expressed his gratitude to the Board and community for their support during the last five years and stated that Boca Chica is now “on the right track” toward continued improvement. He concluded by formally introducing Mr. Ronnie Mears as the new President.

Ronnie Mears thanked Clint and the Board for their service and dedication. He stated that since first visiting the community in 2018 and moving here in 2023, he has observed tremendous progress.

Ronnie acknowledged that while much has been accomplished, more remains to be done. He expressed confidence that, with the help of the property owners present, the Association can continue improving and strengthening the community.

2. Appointment of Vice President

Three property owners sent in Letters of Intent; in alphabetical order they were as follows:

Mary King, Lynda Switzer and John Moore.

Ronnie asked if the nominees present would like to address the Board. Ms. Switzer and Mr. Moore did so, Ms. King was not present at the meeting.

Ronnie suggested that the Board go into Executive Session to discuss the nominees. Meeting recessed at 2:35 p.m. Meeting was called to order at 2:40 p.m

Ronnie made the motion that due to the resignation of Director Tim Collins on November 3, 2025, that nominations for the open position be posted so that property owners could submit their Letter of Intent if they wished to apply for the Director opening. He also noted that there were only three sitting Board members present and felt it would be beneficial for the community to have a full Board to make decisions. Both nominees at the meeting stated they would be willing to take the Director position. Jan seconded the motion. All in favor, motion passed unanimously.

3. Add incoming President Ronnie Mears to Signature Card at First Financial Bank and remove outgoing President Clint Hammonds and Director Tim Collins.

Jan moved and Karen seconded. Motion passed unanimously.

4. Removal of Tim Collins from Signature Card at First National Financial Bank and The First State Bank.

Moved by Karen, seconded by Jan. Motion passed unanimously.

5. 2026 Budget Presentation.

The approved 2026 Budget was presented. Copies were provided for attendees. Members were encouraged to review and email any questions to the Office.

6 thru 11 – Listed below

Ronnie moved and Jan seconded that line items 6 thru 11 (listed below) to be tabled and addressed at a later meeting. Motion passed unanimously.

- 6. Applicability of Section 5 Deed Restrictions to Section 5 Commercial.**
- 7. \$15,000 Transfer to Reserve Fund.**
- 8. Fencing Quotes for Boat Ramp.**
- 9. Review of Loose Dog Policy.**
- 10. Property Owner Request Concerning Representatives for each Section.**
- 11. Property Owner Request Concerning Playground Construction.**

Note: This was the end of the official meeting as all items on the Agenda had been covered.

Public Comments

Boo Becker – Boo informed the community that he was a volunteer fire fighter with Carancahua Volunteer Fire Department on HWY 35, and they were looking for volunteers. He has been a volunteer firefighter for three years and there are lot of opportunities for community service. During his tenure there was one structural fire, which he did not go into and one shed fire. They generally fight grass fires; most of the calls are medical and car accidents. He would be happy to talk to anyone that is interested and asked that they talk to him after the meeting. He also mentioned that he would be setting up his karaoke machine at the Pavilion at 7:00 p.m. and all are welcome.

Stan Kazwell - Stan mentioned the policies that recently passed and stated that Boca Chica was not a big city like Houston and most people come to Boca Chica to get away from all the rules and structures. Looking for a simpler life. He would like the board to keep that in mind moving forward.

His second point was about the Commercial Section, specifically about the recent policies that were adopted. He wants to do what is best for the community. He is here to serve the community and is currently in a learning process and working to make their business better to make Boca Chica great again. He announced the Fisherman's Village Chili and BBQ cook off is coming back April 24th and 25th and will be discussing how to use the funds from that to benefit Boca Chica.

George Guerrero -He would like to see an audit done for the years 2020 and 2021. He said that Ronnie had informed him and audit had been budgeted for three years, 2023-2024 and 2025. He felt the audit should go back further to determine where past funds had gone. George explained that he once served on the board 2020-2021 but was later removed because he had asked too many

questions. In 2023 he started a Petition to have an audit conducted. Clint told him the Board was addressing it, so he discontinued the Petition. He stated that he would like more transparency from the Board.

Ronnie asked about the audit cost. Laurie responded that \$25,000 had been budgeted for 2026. She said she had contacted three accounting firms. One replied with a quote of \$9,500.00 for a one-year audit, when Laurie advised them, the board would be doing an audit for 2023, 2024 and 2025 (three years), they estimated roughly \$25,000.00 and requested financials, budgets, balance sheets, etc. Laurie stated the other two firms had not yet responded as of the date of the meeting.

George asked for an explanation of where the money had gone from the sale of the water system. Laurie gave him a breakdown of how the funds were expended:

Approximately \$180,000.00 from the sale of the water system;
Prior to the POA receiving the funds \$87,000.00 had been paid to the IRS;
There was approximately \$100,000.00 in outstanding debt, including legal fees and bills to Service Supply for water/sewer materials. These debts were paid off when the water system was sold.

He then inquired whether payroll taxes had been properly paid in earlier years, possibly between 2014-2019. Laurie explained that earlier financial records were unreliable because water and maintenance finances had been mixed, some payments were made in cash, and proper records were not kept. This made it impossible to audit beyond the current three-year scope.

Clint stated that when he was elected as President in 2020, he found some financial records were missing and the Board attempted to retrieve old Quick Books data by sending computers to a forensic specialist, but they could not access certain accounts due to password changes.

The water/wastewater operator (Willie Griffith of Triangle Construction) who had been contracted by the POA was indicted by the Jackson County Grand Jury last month and arrested. He also noted that the POA still had an outstanding fine from TCEQ in the amount of \$172,000.00. The District Attorney is checking to see if we can include the monies that were expended from the time that it was realized that he was falsifying documents, could be added to the indictment. He wasn't sure of the total amount as he was working for the POA on the water system prior to becoming an operator.

Laurie informed the Community that any time someone wanted to look at the financials all they had to do was to request it in writing. Every month she reconciles the books, so just let her know what you are requesting and she will get them to you. It needs to be in writing so there is a paper trail.

Brian Byrd agreed that it appears that there was a misappropriation of funds. However, it appears that under Texas Statute, a Property Owners Association is only required to retain financial documentation for five years. After that, records can legally be disposed of.

Ronnie Ray stated Looking at the paperwork it appears that there is \$110,000.00 in outstanding assessments. How do we collect that money? Laurie responded that we file a lien, which costs

money, and then if the Board decides to move forward with foreclosure (also costly) the lots will then be auctioned off & hopefully sold for enough to cover legal expenses incurred. We currently have three properties in foreclosure at the present time.

(unknown – group discussion on roads) everyone pays county taxes can we discuss having the roads paved? A discussion regarding this included the fact that there is an opening on Commissioners Court which will be filled in the next general election. Currently there are 3 people interested running for the seat Blaine Doyles, Russell Bloom and one other. The POA own the roads and they are maintained by a gentleman that works on them after rainfall and he charges very reasonable rates and usually does six to eight roads a day. It was suggested that a large group of people attend the County Commission meetings and complain about the roads. Laurie also suggested that when the candidates put in their name to run, we invite them to a meeting so they can tell us what they can do for us. Ronnie suggested that if anyone in the community was qualified to run, they should do so. George also commented that he had called the Judge and asked her how he could get his section paved. She advised him to get a large group of people together and show up at Commissioner's Court.

(unknown) Assessment up to \$216.00 per lot for 2026, people that are not paying their assessments need to pay up so dues can be kept under control.

Don Phillips Thanked Ronnie for welcoming community input and for an in-person meeting. Ronnie said that he would like to have in person meetings quarterly, but that would be a Board decision. Laurie mentioned that she also preferred in person meetings.

(Unknown) What can we do to slow down UPS and Fed Ex. Ronnie replied that we need to tell them the speed limit is 15 mph and they need to follow the rules. Laurie also mentioned that she flags them down and tells them to slow down.

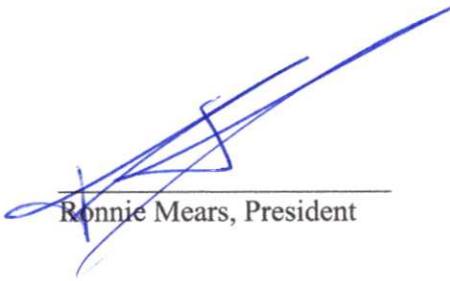
(unknown) Why are Board Members not on camera during Zoom Meetings? Ronnie responded that it is not required in the By-Laws.

Ronnie said that the Board needs help and we need to change the rules and the only way to get anything done and to be able to make changes was to get the proxy vote. Everybody has a neighbor that has a vacant lot or doesn't come down very often we need their vote. It will be a long process but the sooner we can start on it the sooner we will be able to change the rules. We came close today to meeting quorum but not quite there yet. It is going to be a painstaking task, but it needs to be done.

A Board Meeting will be held November 19, 2025, 7pm to appoint a Vice President and Director and have orientation for the new board members. Ronnie thanked everybody for coming.

Meeting adjourned.

The above is a correct copy of the Minutes of November 8, 2025, Special Board of Directors Meeting of the Tri-County Point POA Board of Directors.



Ronnie Mears, President



Jan Park, Secretary

TRI-COUNTY APPOINT PROPERTY OWNERS ASSOCIATION

Membership Meeting Sign-In Sheet

Date: November 8, 2025

Time: 2:00 pm

Location: 4 CR 477 Pecos, TX 79465

#	Name (Please Print)	Lot Number	Email Address
1	Glenn Monday	49 Tarpon	glean@Texas Coastal Properties
2	Kenny Albertson	88 Flounder	Rewage & The Dawg@gmail
3	Jan Park	141 Squid	janpark50@outlook.com
4	Clint Hammonds	317 Sardine	
5	Paula Laningham	29/30 Snook	p-laningham@yahoo
6	Sidney Laningham	29/30 Snook	
7	Robert Tatham	272 Sea, 3	ratatham@yahoo
8	ROGER STONE	484 SEA HORSE	rogerstone@gmail.com
9	Ronnie Sheri Ray	29 Eel	rsray@ckctx.com
10	Ava & Tony Montu	101-102	avamandrell@my yahoo.com
11	Brian Byrd Byrd	222 223 Porpoise	brian.byrd1969@gmail.com
12	Amy Byrd	" "	lvbyrds2@gmail.com
13	Vicky Mears	5 96-97	texasbestscrub@ yahoo.com
14	STUART BECKER	3-118/3-119/5-170	theboomanchu@gmail.com
15	John & Debra Kittleson	11 Wahoo	Jkittleson@gmail
16	Rose & Bill Speaker	72 & 73	hasemary.speaker@gmail
17	CLINT GALYON	SEC 4 178, 179, 180	GALYONC@aol.com
18	Brandy Aiello	4/53	
19	Troy Williams	219 Clam	twilliams@stintires.com
20	Jamie Boyd	← Mullet Ln	jamie.boyd@commonspirit.org
21	Debbie Snider	2 78-279	
22	Jennifer Lee	41, 2/2, 43	msjenniferlee23@yahoo
23	Penny Dodson	1690 Rt 477	dpc-dodson@yahoo.com
24	John Moore	83 Seahorse	Jmoore77450@comp.lu.com
25	Wajne Bailey	84 Snook	WDB155@gmail.com

#	Name (Please Print)	Lot Number	Email Address
26	Gary Stanford	403 Piranha	igwt@1991.com
27	Jim Yates	82 Mullet	tojimyates@yahoo.com
28	Daniel & Joyce Wood	Sec. 6 Lot 12, 13	Djwood@gmail.com
29	Billy & Tammy Wursthorn	Sec 4 Seabir	WURST04@sbcglobal.net
30	Brandon Petersen	409 Paracuda	brandon.leigh87@bman.com
31	Maria McLane	80 Sealurtle	onemia.mia@hotmail.com
32	Mel Phillips	Lot 37	mel@ms00@yahoo.com
33	Don Phillip	Lot 37	- - -
34	Darren Ellinger	41 King Crab	darren.ellinger@aol.com
35	Ken Linda Peters	67 Sunfish	kenlinda@outlook.com
36	Susan Cain	18 Sea Bass Dr.	SRAE112@aol.com
37	Billy Kateras	2 WTB	billy.kateras@aol.com
38	George Guertoro	350 Seaboss	gcs70221@gmail.com
39	Michael Kazwell	5 Commercial 3	mike@kazwell.com
40	Stan Kazwell	63 Lots	stan@kazwell.com
41	William & Jessica Mordant	Sec 7 91	WjMordant4god@gmail.com
42	Doug Staff	Sec 5, 125	DougStaff@astoria.com
43	Tom Burns	Sec 5 125 1887	burns.thomas77@gmail.com
44	Trey Huson	165	thuson99@yahoo.com
45	John Snipeley	Sec 4 131, 130 ^{Sec 5 74}	jsnip14@hotmail.com
46	Laurie Hall	Sec 3 & 4 (4)	trandlw@ad.com
47	Michelle Foster	Sec 4 - 45	foster_mf@hotmail.com
48	Larry & Deri Adair	3 lots	deri.adair@gmail.com
49	Jose B. Termer	1 lots	
50	Frankie Ceasar	3 Lots	Frankieceasar@gmail.com

#	Name (Please Print)	Lot Number	Email Address
51	STEVEN JANAK	12 COMA LN	
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