Tri-County Point POA

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Regular Meeting of the Board of Directors

July 27, 2026

1. **Meeting Called to Order at 6:04 p.m.**

2. **Roll Call**

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

3. **Quorum established**
4. **Pledge**

Community Comments

Heather asked about the distinction between a Property Owners Association (POA) and a Homeowners Association (HOA). Ronnie Ronnie explained that the POA is responsible for the association's property related responsibilities, including common areas, roads, amenities, assessments and applicable restrictions, while homestead and related tax matters are handled through the appropriate taxing authorities. She Also asked about the possibility of a community dumpster. It was explained to her that the trash receptacles at the Community Centre and other facilities are intended for use in connection with activities and events at those facilities and are not intended for disposal of household trash. Local trash service options were discussed.

Debbi Snider asked about the status of engineering and drainage matters, the board advised that roads and drainage were scheduled for discussion later in the meeting.

Jason Bales expressed concerns regarding difficulty maintaining his property and communications concerning his property. The board agreed to look into the concerns and discuss them with management as appropriate.

Jan Park requested that future budget discussions include budgeted amounts and actual expenditures so the Board can make informed decisions regarding available funds. It was also requested that meeting materials be distributed sufficiently in advance of meetings to allow Board members time to review them. She was advised that financial reports are sent out to Board Members prior to meetings.

Standing Items

1. **Read and approve minutes from previous Meeting** – Jan gave a synopsis of the May 20th, 2026 meeting. Karen moved and Lynda seconded that the Minutes be approved. Unanimous.

2. **Roads and drainage** - Laurie reported that nine belly dumps of road material had been delivered during the first two weeks of July. The material was distributed among several roads and sections, including Squid, Haddock, Snook, Piranha in Section 7, Corpus, and Ladyfish. James had spread the material. Lynda mentioned that Novac Diesel Services would be on site tomorrow to give an estimate for the repair of the road maintainer and she would report back to the Board after meeting with them.

   The Board discussed ongoing maintenance of roadside ditches and culverts. James had been maintaining the POA side of the roadside from the bottom of the ditch towards the road and has also been clearing culverts and working on areas where drainage is restricted.

   The board discussed continuing drainage problems in the canal area north of Haddock and the possibility that trees may be contributing to the problem. Management will obtain information and or estimates concerning tree removal.

   Standing water along Corpus was also discussed, including the possibility of a culvert or other obstruction contributing to the problem.

   Laurie reviewed information previously received from an engineering firm regarding a potential drainage project. The proposed phase one engineering work was approximately $113,000, consisting of project coordination, field surveying, hydrologic/.hydraulic analysis, preliminary engineering and a report. She noted that the cost of any Phase Two construction could not be determined until phase one was completed.

   The board discussed possible funding sources, including reserves or a special assessment. Because of the size and capital nature of the project, any special assessment would require approval by property owners.

   The board also discussed historical drainage work in the subdivision and concerns that making changes in one area without proper engineering could create drainage problems in another area. The board agreed that significant drainage improvements should be approached carefully and with appropriate engineering.

   The possibility of inviting the incoming County Commissioner to tour the subdivision and observe the drainage problems was discussed. The board felt that such a tour would be particularly useful following a significant rainfall.

The board also discussed the limited drainage outlet available to the subdivision and the effect of tides and drainage from surrounding properties.

Laurie expressed concern regarding the amount of time and resources being spent by the Association maintaining approximately 40 miles of roadside ditches and mowing areas that may otherwise be maintained by individual property owners.

The Board reviewed the Association's restrictions and bylaws and discussed the Board's authority to establish reasonable rules and regulations concerning maintenance responsibilities.

Karen moved and Lynda seconded to develop a policy addressing roadside mowing and maintenance responsibilities. Unanimous.

3. **Architectural Control Committee appeals** – none

4. **Lien Affidavits** - Laurie Presented information concerning an existing lien and a request to update the account balance in connection with a foreclosure matter. Because the matter involved a specific property owner's account and confidential information, the board. Determine that further discussion should occur in executive session.

5. **Foreclosure Actions** – to be discussed in Executive Session.

6. **Enforcement Actions** – to be discussed in Executive Session.

Laurie discussed the current courtesy-notices process, Certified enforcement notices documentation of property conditions and the time involved in enforcement. She reported that photographs are being taken of properties and added to the appropriate accounts to document property conditions. Several courtesy notices concerning campers had been issued with some property owners correcting the violations.

7. **Budget Amendments** – Laurie noted that mailing expenses associated with collection notices were approaching the budgeted amount, but no budget amendment was needed at this time

Agenda Items

1. **Reserve Account – Authorized Signers - Discussion and possible action to update the authorized signers on the association's reserve account at the First State Bank, account ending 1602 and to authorize any related banking documents. (General Manager)** Laurie explained that Tim needed to be removed from the account and that another board member should be added so that appropriate checks and balances would remain in place. Lynda moved and Karen seconded that Board Director, John Moore be added as an authorized signer on the reserve account. Unanimous.

2. **Discussion and possible action to amend current fee schedule to increase fees for mailed collection and compliance notices. (General Manager)** – Laurie explained the current fee schedule charges, a **$10 certified mail fee and a $25 administrative fee**. Actual mailing costs, including certified and return receipt requirements, exceed the current fee, and significant staff time is required to prepare collection and compliance notices and verified property owner information. After a brief discussion, a motion was made by Karen and seconded by Jan to establish a **$100 administrative fee and a $50** mailing fee for applicable collection and compliance notices. Unanimous.

3. **Discussion and possible action to Select a contractor to replace the boat ramp fence and install automatic gate(s.) (General Manager)** The Board reviewed several proposals. and an in-house estimate. Estimate for replacement of the boat ramp fence and installation of an automatic card reader system. A local contractor provided a proposal of approximately $6215.00 for the fence portion.

   The board discussed the durability of galvanized chain-link fencing in the coastal environment, the existing gates, the possibility of maintaining a backup entrance and the future installation of a sliding automatic gate and guard reader system. The board agreed that the immediate priority was replacement of the fence and that the automated gate could be addressed separately after additional information and pricing were obtained.

   Karen moved and John seconded to approve $6,215.00 for the boat ramp fence replacement, excluding the automatic gate. Unanimous.

4. **Discussion and possible action to select a contractor for the replacement of the cabanas located at the pier and boat ramp. (Vice President)** The Board reviewed updated proposals for replacement of the association's cabanas. Two prior proposals for the four cabanas at the boat ramp and pier were approximately $28,780.00 and $21,500.00. Updated pricing was obtained after adding the pool cabana to

the project. The Board reviewed proposals of approximately $31,200.00 and $29,000.00 for replacement of all five cabanas and related concrete work. The lower proposal was submitted by Screaming Seagull Services. The board also considered the contractor's local availability, responsiveness and ability to match the existing pool deck appearance. The pool project includes replacement of the approximately 10x16 foot cabana and additional concrete work around the pool area. The Board discussed eventually removing additional grass areas around the pool as funding permits.

Lynda moved and John seconded to accept the $29,000.00 proposal from Screaming Seagull Services for replacement of all five cabanas and the related concrete work. Unanimous.

Lynda will contact the contractor regarding scheduling. It was also noted that there were additional funds in the budget to cover this project.

5. **Discussion and possible action regarding the Request for Proposals (RFP) for seasonal grounds maintenance of designated common areas. (Director)** The Board reviewed the draft request for proposals for seasonal grounds maintenance of the association common areas, including the Community Center, park, pool, boat ramp and other common areas. Discussions focused on contractor availability, insurance requirements, costs, scope of work and the need to relieve the association's maintenance staff of some of the workload associated with common area maintenance.

   John moved and Karen seconded to table this item to allow additional review and refinement of the RFP. Unanimous.

6. **Discussion and possible action to issue a Request for Proposals RFP for vegetation management and lock compliance services for non-compliant lots. (Treasurer)** The board discussed the possibility of obtaining outside contractor services for mowing, shredding and bringing non-compliant lots into compliance. They discussed a large number of properties requiring attention, the association's limited manpower and equipment, contractor costs, insurance and liability concerns, administrative costs, and the difficulty of collecting costs from properties where the owners cannot be located or do not respond. The Board agreed that additional work was needed to develop a practical process that would protect the association while improving property compliance.

   John moved and Karen seconded to table the matter pending additional information and refinement of the proposed process and RFP. Unanimous.

7. **Discussion and possible action. Regarding the three-year audit (Secretary/General Manager)** The Board discussed the Association's audit requirements and the history of financial records. Laurie reported that several accounting firms had been contacted with many firms declining new clients. Estimated costs discussed included approximately $9800.00 to $10,000.00 for a one-year audit and approximately $20,000.00 to $25,000 for multiple years. The Board discussed the availability and quality of historical records and determined that conducting a one-year independent audit would provide the Association and its members with an outside review of the Association's financial records.

   The Board discussed selecting 2025 as the audit year so the review would provide a current picture of the Association's financial operations. John moved. And Karen seconded to obtain an independent third-party audit of the Association's financial records for calendar year 2025. Unanimous.

8. **Discussion and possible action regarding maintenance building. (Director)** The Board discussed the need for additional maintenance and equipment storage space. Preliminary pricing was presented for a new 16x32 foot building with estimated costs in the range of $35,000.00 to $40,000.00 depending upon utilities and final construction requirements The Board also discussed the possibility of utilizing the existing

maintenance structure by repairing the damaged siding and roofing and expanding or modifying the building rather than constructing an entirely new facility.

The board agreed and suggested that a detailed scope of work be developed so comparable estimates can be obtained. John moved and Linda seconded to table the matter pending additional information, scope development and pricing. Unanimous.

9. **Discussion and possible action regarding the Board's Bid Policy and Procedures (Secretary)** The Board reviewed proposed revisions to the Association's Bid Policy and Procedures. Discussion included the information that should be required from contractors, including:

- Written scope of work;
- Itemized pricing
- Proposed contract terms
- Project schedule;
- Warranties and guarantees;
- Proof of appropriate insurance
- Required licenses and permits;
- Subcontractor information;
- Exclusions and assumption;
- References when appropriate; and
- Disclosure of potential conflicts of interest.

The Board Also discussed the importance of protecting the Association while avoiding requirements so burdensome qualified local contractors would be discouraged from submitting a proposal. It was further discussed that approval of a bid should not automatically constitute approval of the contractors' contract terms. The Board agreed that the proposed policy should be refined to balance adequate protection for the association with the practical realities of obtaining contractors in the area.

John moved and Karen seconded to table the Policy and have John and Laurie work together to revise and refine the proposed Bid Policy and Procedures for Board consideration. Unanimous.

10. **Update on the Community Center's east-side siding replacement project. (Director)**The Board received an update regarding repairs to the damaged east-side of the Community Center. Existing materials from another project may be available for use. The board discussed the benefits of replacing the damaged area with material that better matches the existing siding. A prior $1,700.00 proposal was not pursued because the contractor did not have the required insurance. A revised proposal of $2,400.00 was received from Nico to replace the damaged siding with vinyl and provide insurance coverage. Another proposal of approximately $3,700.00 was also discussed. The Board determined that the $2,400.00 proposal was the preferred option.

    Karen moved and John seconded to approve $2,400.00 for the east-side siding repair, subject to the contractor providing proof of appropriate proof of insurance. Unanimous. Lauire will obtain proof of insurance and coordinate the contractor's schedule.

11. **Discussion and possible action to waive the Community Center rental fee for September 5, 2026, for a fundraiser benefiting the Carancahua Community Volunteer Fire Department (General Manager)** This fundraiser is being organized by a property owner with proceeds intended to benefit the Fire Department. Karen moved and Jan seconded
    that the fee be waived. Unanimous

Executive Session. At 8:25 p.m. the Board adjourned into Executive Session to discuss the following items on the Agenda under **Standing Items:**

4. **Discuss/Act on initiation of filing lien affidavits**

5. **Discuss/Act on initiation of foreclosure actions**

6. **Discuss/Act on initiation of enforcement actions.**

At 9:19 p.m. the Board reconvened the meeting. Karen moved and John seconded that Laurie proceed with all lien affidavits, foreclosure actions and enforcement actions as was discussed in Executive Session.

Lynda moved and John seconded that the meeting adjourn. Unanimous. Meeting adjourned at 9:20 p.m.

The above is a correct copy of the minutes for July 27, 2026, Regular Board Meeting

Ronnie Mears, President

Jan Park, Secretary