

TRI-COUNTY POINT PROPERTY OWNER'S ASSOCIATION NEWSLETTER

14 County Road 480, Palacios, TX 77465

361-972-3998

October, 2018

Annual Meeting, October 27th

The Tri-County Point Property Owner's Association will hold its annual meeting on, Saturday, October 27, 2018 at 10 a.m. The meeting will be held at Tri-County's Carancahua Community Center. A final vote will be held at our October 27th membership meeting regarding the formation of the Water Supply Corporation. Since no one put their hat into the ring for the 2 open board positions, the board of directors will appoint the 2 board members as prescribed in the bylaws. The beautification committee will be selling King Ranch Chicken with all the fixins' & beverage at the meeting for \$10 a plate.

Water Supply Corporation (WSC) Final Membership Vote at OCT. 27 Meeting

The property owners of Tri-County have one final chance to vote on whether or not to spin-off the association's utilities. While a WSC has more access to funding and grants than the POA does, it is also important to understand that it would become a completely separate and autonomous organization from the POA, with its own board. Ballots are on the back page of this newsletter. You can come to the meeting and vote in person, vote absentee, or appoint someone as your proxy. Have your voice heard and vote on this important matter.

BCBC Fall Cook-Off, Oct. 27th—Shannon Pate to Perform

After many requests for a fall event, The Beautification Committee of Boca Chica (BCBC) is responding by holding a second cook-off this year on Saturday, Oct. 27th. **The BCBC Chili, Bean and Dutch Oven Dessert Cook-Off™** will feature competitions on Chili, dry pinto beans, and dutch oven dessert on Saturday, October 27th. The entry fee is \$20 per category. **Check-in** ends at 9 AM Saturday. **Bean** turn-in at 4 pm; **Chili** turn-in at 4:30; and **Dutch Oven Dessert** turn-in will be at 5 pm. Cooking can be powered by gas, electric, or fire as long as it is not on the ground. 1st, 2nd and 3rd place prizes in each category will be awarded at 5 pm. Crowd pleaser, Shannon Pate will be performing his music!

For more information, contact: Shelia Brown - 361-408-0076, Arnold Garza - 361-676-0967, or Stan Kazwell - 361-484-0373.

Pier Progress Continues

BCBC & Krugs Donate \$1,000 each - With rebuilding efforts led by Roland Senior, the pier keeps getting longer. With a combination of volunteer labor & POA provided laborers, the pier has progressed to a point that professional help is needed to drive pilings into the deeper water. The estimated cost is \$4,000 to \$5,000. To aid in the progress, The BCBC has volunteered to pay \$1,000 of the material costs. The beautification committee's recent fundraiser raised \$560 in spite of driving rain. The BCBC added additional monies to make the \$1,000 contribution. In addition, longtime Tri-County property owner members, Gene and Sandy Krug has donated \$1,000 toward the pier's construction and the installation of 2 lights. If you would like to help with labor or a contribution, please contact the POA office at 361-972-3998.



(L) Volunteers working on pier (R) Gene & Sandy Krug make a \$1,000 donation.

TRICOPPA Oct. 27, 2018

General Membership Meeting Agenda

Last call for Proxies & Absentee ballots 9:55 AM

- Call to order, 10 AM
- Invocation & Pledge
- President's opening comments
- Reports
- WSC discussion followed by vote
- Closing Comments
- Adjournment

King Ranch Chicken Dinner & Drink served by BCBC

Community Center Debt Fully Retired

The final payment has been made to pay off the POA's debt on the community center. By the end of last year, the POA & BCBC had raised about 10,000 in donations from generous community members. This included a \$5,000 donation from Jim Ekstrom's PEK Fish Farm, right here in Boca Chica. That meant another \$18,000 was needed to pay for moving the building from its former site. Shelia Brown came to the rescue, loaning the shortfall to the POA. Over the course of the last 10 months, more generous community members donated. The BCBC gave another \$5,933.75 to the POA raised from their fundraisers. Last month, the former Trustees of the Carancahua Community Center, donated \$4,513.82, to be used toward the loans retirement. Now, with a final payment being made this week, the loan is fully retired.

Besides the payments stated above, the beautification committee also made more than \$2,000 in direct payments for improvements made to the community center. The effort was also greatly aided by community members who volunteer their time and made donations to get the building ready for use.

Mowing Resumes

Recent heavy rains soaked Boca Chica. Now, it is drying out and the POA is mowing rightaways. Weather permitting, lot mowing will resume, soon.

Community Center Rental

The Community center is available for events for \$150. POA members get a \$50 discount. To reserve call Marilyn in the office 361-972-3998.



David Frankson (L) and Gary Brady (R) are 2 of the former trustees of the Carancahua Community Center. They recently presented Shelia Brown Porter a check for 4,513.82 toward the POA's debt.

Board Meeting

The Tri-County Point Board of Directors will meet on Saturday, October 20th at 9 AM. Agenda items will include the pier's rebuilding, TECQ, Community center, and preparation for the October 27th membership meeting. It will be held in the community center.