

Tracy's Point Community Club, Inc.
PO Box 301
Lake Panasoffkee, FL 33538

Meeting Minutes: November 18, 2025, Board of Directors Meeting
Meeting Location: Lake Panasoffkee Recreation Building, 1589 CR 459, Lake Panasoffkee

I. President's call to order and leads Pledge of Allegiance.

President Curt Lindsey called meeting to order at 7:00pm. 4 board members, President – Curt Lindsey, Treasurer - Dianne Hutchings, Vice President - Claire Lynch, Secretary – Paul Lauer, and 4 community members in attendance.

II. Corporate Reports

- A. Treasurer's Report** - Dianne Hutchings presented the Financial Report, the account balance for the period ending October 31, 2025 was \$22304.48
- B. Secretary's Report** - Paul Lauer presented the Secretary's report for the October Board Meeting. The minutes were corrected with the correct amount for the period ending September 30, 2025. Paul Lauer motioned to accept the minutes as corrected, seconded, voted and approved.
- C. Covenant and Code Compliance Report** – The board reviewed the County Citizens Serve Report for the open and closed violations over the last period.

III. Old Business

- A.** Paul Lauer presented proposed amendments from the committee on the review of Bylaws to align with Florida Statute 720. The revision to the Bylaws will be published in the November Newsletter for all members to read and make an informed decision for the vote at the Annual Meeting in January.
- B.** The Lake Panasoffkee Fishing Lodge owner will not honor the recorded easement for free of charge boat launch or parking. Paul Lauer motioned to approve a not to exceed \$1000.00 to consult with attorneys on defending the HOA right to the easement, seconded, voted and approved. Dianne Hutchings and Paul Lauer will contact law firms to determine feasibility and cost to defend.
- C.** Dianne Hutchings presented a proposed budget for 2026; board members amended the budget for final budget approval at the December meeting.
- D.** Discussion on improvement to the boat ramp on Lot#9 "Use at your own risk Signs" received and Paul Lauer will install.
 - 1. Dale Young and Curt Lindsey will obtain quotes for new concrete to replace the existing ramp.
 - 2. Need to form a volunteer work team to repair and modify the floating dock when the weather is cooler.
- E.** The 2nd place winner sign for the Christmas Decorating contest has been replaced. The following members will be the decoration judges, John Russell, Dianne Hutchings, Claire Lynch, Paul Lauer, and Curt & Katy Lindsey.

IV. New business:

- A.** Two board member and the alternate positions expire in January 2026, Jeff Kretzschmer indicated he would be interested in the alternate position.
- B.** The board with input from the attending members selected February 20th and 21st 2026 for the community yard sale.
- C.** The board agreed to continue the welcome committee as it is.

V. Parcel owner comments:

VI. 50/50 Drawling: N/A

VII. Board call for adjournment: Curt adjourned the meeting at 8:15