

Tracy's Point Community Club, Inc.

PO Box 301

Lake Panasoffkee, FL 33538

Meeting Minutes: December 16, 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, Secretary – Paul Lauer, Director – Debra Arcus and 5 community members in attendance.

II. Corporate Reports

A. Treasurer's Report - Dianne Hutchings presented the Financial Report, the account balance for the period ending November, 2025 was \$21744.44

B. Secretary's Report - Paul Lauer presented the Secretary's report for the November Board Meeting. No corrections or updates, minutes were approved by unanimous consent

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. Curt Lindsey announced the winners of the Christmas Decorating Contest 1st Place winner – Nathan and Catherine Wilson CR 440, 2nd Place winner – Paul and Sandra Woodard CR 455, 3rd Place winner – John and Patty Webber CR 443. Discussed the many other outstanding displays in the community and possibly awarding honorable mention prizes in 2026.

B. Paul Lauer, Dianne Hutchings, and John Russell met with Felix Adams of the Adams & Adams, Law PLLC to consult with him on defending the HOA right to the easement at The Lake Panasoffkee Fishing Lodge. Mr. Adams agreed to take the case and prepare a letter to the Lodge owners requesting they honor the easement per Florida Statute. The letter will be available for review the 3rd week of December.

C. Dianne Hutchings presented finale budget for 2026, Curt Lindsey motioned to approve the budget, seconded, voted and approved.

D. Two board member and the alternate positions expire in January 2026, Dianne Hutching indicated she would run again and Jeff Kretschmer indicated he would be interested in a board position.

IV. New business:

A. Discussion on starting a voluntary senior member assistance program. The board agreed to hold a Workshop meeting January 13, 2026 at the Senior Center to develop a program to help our neighbors in need. This will be an open meeting to gather information and suggestions for members.

B. Annual Dinner January 20, 2026. Paul Lauer motioned to approve a not exceed expenditure of \$475.00 for groceries and supplies, seconded and approved.

1. Paul Lauer will inventory and replace supplies.

2. Paul Lauer and Dianne Hutchings will order and pickup sandwiches and beverages.

3. All board members will meet at the Recreation Center at 5:00 PM for setup and cleanup after the dinner and meeting.

V. Parcel owner comments:

VI. 50/50 Drawling: N/A

VII. Board call for adjournment: Curt adjourned the meeting at 7:50 PM