

# 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 1<sup>st</sup> Place winner – Nathan and Catherine Wilson CR 440, 2<sup>nd</sup> Place winner – Paul and Sandra Woodard CR 455, 3<sup>rd</sup> 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 3<sup>rd</sup> 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 Kretzschmer 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 Drawing: N/A

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