

Tracy's Point Community Club, Inc.

PO Box 301

Lake Panasoffkee, Fl 33538

Meeting Minutes: January 20, 2026, Board of Directors and Annual 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.

President – Curt Lindsey, Treasurer - Dianne Hutchings, Secretary – Paul Lauer, Director – Debra Arcus and 10 community members in attendance.

II. Corporate Reports

A. Treasurer's Reports

- a. Dianne Hutchings presented the Financial Report, the account balance for the period ending December 2025 was \$20699.52
- b. Dianne Hutchings presented the Annual Financial Report for 2025, Paul Lauer moved to approve the report, Motion seconded by Curt Lindsey, voted and approved unanimously.

B. Secretary's Report

- a. Paul Lauer presented the Secretary's report for the December 2025 Board Meeting. No corrections or updates, minutes were approved by unanimous consent.
- b. Paul Lauer presented the Secretary's for the January 21, 2025 Annual Meeting. No corrections or updates, minutes were approved by unanimous consent.

C. Covenant and Code Compliance Report – Paul Lauer reported the County Citizens Serve Report for the open and closed violations has not changed since the December Board Meeting.

III. Old Business

A. None

IV. New business:

- A. Paul Lauer moved to waive the requirement for the HOA to maintain a Crime Prevention insurance policy or a Surety Bond per Florida Statute 720.303.3.5. motion seconded by Curt Lindsey, voted and approved unanimously.
- B. Curt Lindsey moved to approve the revisions and additions to the ByLaws developed by the committee to align the ByLaws with the current Florida Statute 720. The revisions and additions were distributed to all members in the November 2025 newsletter. Motion Seconded by Dianne Hutchings, voted and approved unanimously.

- C. Election of Board Members – The following current members' terms are expiring on January 31st, 2026, Dianne Hutchings, Debra Arcus, and John Russell. Dianne Hutchings, Debra Arcus, Jeff Kretzschmer are candidates for the open positions. All candidates tied in votes for the positions, after discussions with the candidates, it was agreed that Dianne Hutchings and Debra Arcus take Board of Director positions and Jeff Kretzschmer would take the alternate position. The Board appointed Dianne Hutchings as Treasurer.
- D. Curt Lindsey had a conversation the owner of the Lake Panasoffkee Fishing Lodge who indicated he would be willing to continue to honor the recorded easement that provides free boat launch and parking privileges to Tracy's Point Community Club Members. Curt Lindsey will meet with him in the next weeks to work out access control.
- E. Curt Lindsey updated the members on a Board of Director's proposal to start an Information Hub to provide State and Local contacts to senior community members that can help them resolve issues associated with aging.

V. **Parcel owner comments:** None

VI. **50/50 Drawling:** N/A - Paul Lauer will gather the items necessary to start the drawings again at the February Meeting.

VII. **Board call for adjournment:** Curt adjourned the meeting at 7:45 PM