

# Tracy's Point Community Club, Inc.

PO Box 301

Lake Panasoffkee, FL 33538

Meeting Minutes: February 17, 2026 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. 5 board members, President – Curt Lindsey, Vice President – Claire Lynch, Treasurer - Dianne Hutchings, Secretary – Paul Lauer, Director – Debra Arcus, and Alternate – Jeff Kretzschmer and 1 community member in attendance.

## II. Corporate Reports

- A. **Secretary's Report** - Paul Lauer presented the Secretary's report for the January Board Meeting. No corrections or updates, minutes were approved by unanimous consent
- A. **Treasurer's Report** - Dianne Hutchings presented the Financial Report, the account balance for the period ending January 2026 was \$29577.70
- B. **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. Update on 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. Debra Arcus developed a list of contact numbers, Paul Lauer will post the list on Facebook and the HOA website. He will also include the list in the November Newsletter and or in an earlier mailing if possible. After a discussion on having an HOA dedicated phone to help members with issues, Curt Lindsey moved to purchase a Jitterbug phone for \$39.00 and a monthly phone service for \$14.99 plus tax and fees. Paul Lauer seconded the motion, 4 members voted to approve the motion and 1 member voted nay, motion passed.
- B. Update on Lake Panasoffkee Fishing Lodge easement and access control. Curt Lindsey reported that the Lodge owner sent a written response to the letter sent by the Adams Law firm where he agreed to honor the existing easement. The board discussed options to control access to the ramp, electronic monitoring is too expensive for the limited number of users, the best option to be presented to the owner will be a new design decal for the boat trailer, to be reissued in a different color annually, possibly a card for the owner to present to the Lodge on entry. This option would be an approximate initial cost of \$350 for mail notification to owners on the new process, and initial purchase of decals. Curt will update further after meeting with the owner. The board also discussed a financial gesture to the owner. Dianne Hutchings will contact attorney to verify that this would not be inferred as payment for easement maintenance.
- C. Update on flyers and advertising for community Yard Sale scheduled for Feb. 20<sup>th</sup> and 21<sup>st</sup>. Paul Lauer reported the sale is advertised in the Sumter Sun Times on 02/12/26 and 02/19/26. Flyers will post on Facebook and the HOA website on 02/18/26 and signs will be posted at the entrance and the neighborhood on 02/19/26.

## IV. New business:

- A. Update on HOA certification - Jeff Kretzschmer completed his new HOA director certification and current members have been notified to complete the 4 hour recurrent HOA training.

## V. Parcel owner comments:

VI. **50/50 Drawing:** Curt Lindsey won the drawing.

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