

Tracy's Point Community Club

PO Box 301

Lake Panasoffkee, FL 33538

Meeting Minutes: May19, 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.

4 board members, President – Curt Lindsey, Secretary – Paul Lauer, Treasurer – Dianne Hutchings, Director – Debra Arcus, 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 April 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 April 2026 was \$24782.14

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 HOA certification – Claire Lynch has not provided a certificate of completion for the Continuing Education course, and Jeff Kretzschmer has not provided a certificate for the New Director course. Dianne Hutchings will follow up to ensure compliance.

B. Update on Dues collection – To secure the debt from members with a significant unpaid balance we will be filing Claim of Liens the 2nd week in June for unpaid assessments, Late Fees, Interest, Mail charges, and Filing fees. To clarify a member with an unpaid balance is Not in Good Standing.

C. The Board revised the tentative date to November 8th for a community dinner to be held at the Lake Panasoffkee Recreation Center. Claire Lynch will develop quotes for catering estimated 110 guests. Paul Lauer will request a reservation for the center East Wing and Kitchen for that date. Follow up at the September Meeting.

IV. New business:

A. Discussed improvements to the Lot #9 boat ramp and dock – further research is needed for cost to repave the ramp or some alternative. Paul Lauer said we would do some work on the Dock. Dianne Hutchings move to increase the lot maintenance account by \$125.00 due to increase fuel costs. Seconded, voted and approved

B. Debra Arcus moved to send a letter to the Florida Department of Environmental Protection on Tracy's Point Community Club letter head expressing the communities concerns about the operation at the Heart of Florida dump site. Of particular concern is the ever present smell and their plan to install an injection well. Seconded, voted and approved. Paul Lauer will draft a letter for review and final approval.

V. Parcel owner comments:

VI. **50/50 Drawing:** No drawing

VII. **Board call for adjournment:** Curt adjourned the meeting at 7:40 PM