

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

Board Meeting Minutes

Secretary's Report

September 20, 2022

I. President Call to Order

- A. Marshall Engelman called the meeting to order at 7:00 PM and led the group in the Pledge of Allegiance.
- B. Board Members in attendance were; President - Marshall Engelman, Vice President – Byron Maharrey, Treasurer - Dianne Hutchings, Secretary - Paul Lauer, Directors – Richard Satterfield and Sabrina Gorby, and 5 Community Members were in attendance.
- C. Marshal Engelman read the procedural rules for meeting conduct.

II. Corporate Reports

- A. Dianne Hutchings gave the Treasurer's update for May - August – Balance on Hand \$18366-13
- B. Paul Lauer distributed the Secretary Report from the May meeting – There were no corrections. The report was approved by unanimous consent.

III. Old Business

- A. Covenant Compliance Report: Lot mowing and trash cleanup - Marshall Engelman and Paul Lauer reported – 6 parcels turned into County Code Enforcement for violations.
- B. First Amendment to the Declaration of Covenants – Paul Lauer reported 180 members to date voted to approve the amendment. Paul Lauer suggested we continue collecting ballots until we meet the 2/3 of the eligible voter threshold (190 members).
- C. 154 (54%) eligible members indicated they are in favor of selling the parcel F32C097 known as Lot #1. Richard Satterfield moved to turn the sale over to Florida Reality Investments (Gail Bernard & Alice Mckillips) for appraisal and listing, Byron Maharrey seconded the motion, voted and approved.
- D. Byron Maharrey is in contact with the individual in Citrus County responsible for their canal cleaning. Update at next meeting
- E. Need volunteer to cross train on Secretary Duties. Still looking.

IV. New Business

- A. Annual Picnic

1. Set Date and reserve recreation center – Patty Webber will contact the County for Jan 5th or 15th
2. Signs – update with new date. – Paul Lauer will update signs
3. Flyers – Paul Lauer will create Flyers
4. Caterer – Dianne Hutchings will contact caterers for quote
5. DJ –
6. Master of Ceremonies – Marshall Engelman
7. Select Door and Grand Prizes – 5ea \$100 Grand Prizes, and 20ea \$25.00 Prizes
8. Expenditure to date. – none

B. Christmas Parade and Adopt a Family – After a discussion on cost and effectiveness of the program, Marshall Engelman moved to not exceed the 2022 budgeted amount for the program, Sabrina Gorby seconded the motion, voted and approved.

C. Paul Lauer asked for suggestion for the October Newsletter – Charles Pennington ask for an article on the Town Hall Meetings, Sabrina Gorby will put together an article asking members to respond to a cleanup day if the HOA provides dumpsters.

D. Started discussion on 2023 budget – The Treasure would like a New Computer and an improved HOA Management Program.

E. Three board members are up for election in 2023, two current members have indicated they will not run for re-election. Tracy Isler expressed an interest in running.

F. The Tracy’s Point Fishing Lodge is asking for compensation for the upkeep of the boat ramp. After discussion, and exploring options, the board decided the HOA is not obligated for that.

V. Parcel Owner Comment Period – 3 Minute Limit per Parcel

VI. 50/50 Drawing – Sabrina Gorby

VII. Meeting Closure and Adjournment - Board Called for Adjournment – Marshall Engelman adjourned the meeting at 8:35 PM.

Minutes submitted by Paul Lauer Secretary of Tracy’s Point Community Club.