

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

Board Meeting Minutes

Secretary's Report

October 18, 2022

I. President Call to Order

- A. Marshall Engelman called the meeting to order at 7:05 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, Director –Sabrina Gorby, and 8 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 September – Balance on Hand \$18374.81
- B. Paul Lauer distributed the Secretary Report from the September meeting – There were no corrections. The report was approved by unanimous consent.

III. Old Business

- A. Covenant Compliance Report: Lot mowing and trash cleanup – None Reported for September.
- B. First Amendment to the Declaration of Covenants – Paul Lauer reported we reached the approval of 2/3's majority of eligible voters. Marshall Engelman will sign the document certifying the vote approval and Dianne Hutchings will have it recorded in the public records of Sumter County.
- C. Lot #1 Appraisal update - Paul Lauer reported appraisers are not willing to provide an appraisal on a non-buildable lot. One appraiser provided a method for the association to determine the value. Byron Maharrey volunteered to continue the search for an appraiser and report at the next meeting.
- D. Byron Maharrey will attempt to setup another meeting with FWC on canal cleaning and navigation.
- E. Need volunteer to cross train on Secretary Duties. Still looking.

IV. New Business

- A. Annual Picnic
 - 1. Set Date and reserve recreation center – Reserved for March 26th
 - 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 – Sabrina Gorby will contact the counselor at Lake Panasoffkee Elementary School for list families and needs. Shopping Committee: Patty Webber, Dianne Hutchings, Richard Satterfield, and Paul Lauer.

C. Started discussion on 2023 budget – The Treasurer would like a New Computer and an improved HOA Management Program. Dianne Hutchings will get quotes on computers and Paul Lauer will research a web based management program.

D. 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.

E. The Tracy’s Point Fishing Lodge Liaison – John Phillips indicated he would be interested in the position. Byron Maharrey moved to appoint John Phillips as Liaison, seconded by Marshall Engelman, voted and approved.

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

A. John Phillips started a discussion on the installation of speed bumps on CR 437

VI. 50/50 Drawing – Charles Pennington

VII. Meeting Closure and Adjournment - Board Called for Adjournment – Marshall Engelman adjourned the meeting at 8:15 PM.

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