

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

Board Meeting Minutes

Secretary's Report

September 17, 2019

I. President Call to Order

- A. John Russell called the meeting to order at 7:02 PM and led the group in the Pledge of Allegiance.
- B. Board Members in attendance were; President John Russell, Vice President John Webber, Treasurer Paul Lauer, Directors Chris Ross and Jimmy Simons. 12 Community Members were in attendance.
- C. John Russell read the procedural rules for meeting conduct.
- D. John Russell announced the resignation of Jim Simons from the Board of Directors.

II. Corporate Reports

- A. The Secretary's report for the May 21, 2019 meeting is posted on the Website, copies distributed to all Board Members, and available to members in attendance in the Information Book
- B. Paul Lauer proceeded with the reading of the August Financial reports. John Webber motioned to accept this report, was seconded by Janie Counts and was approved as read by all.

III. Old Business

- A. Covenant Compliance report: All lots currently are in compliance with the covenants.
- B. Lot #9 refurbishment report: Paul Lauer reported that all work budgeted in 2019 for Lot #9 was completed. It was agreed to add an expense line in the 2020 budget for improved signage on the lot,
- C. The Recreation Center has been reserved for January 19, 2020 to hold the annual BBQ. John Russell called for a Workshop meeting on October 1, 2019 at 7:00 PM in Senior Center to start the planning process for the event.
- D. Canal Cleaning: Sumter County is not responsible for weed control on the lake and canals, the FWC is responsible for the lake, canals, and state owned land surrounding the lake. We will have to setup a meeting with the FWC in their Ocala location to work on resolving this issue.

IV. New Business

- A.** The son of a deceased Parcel owner offered to donate the parcel to the HOA. The estate of the deceased owner was never Probated in Sumter County and the heir cannot afford the legal fees associated with the Probate and can no longer afford the taxes and upkeep on the property. Preliminary research indicates it would be a \$1500 - \$2000 expense to acquire the property. Paul Lauer will firm up attorney costs to have the son declared the executor of the estate, and report at the October Board of Directors meeting.
- B.** Community Yard Sale: I was agreed to set a date for the community yard sale at the October Board of Director meeting. The consensus at this meeting was “a date in March would be best”.
- C.** Due to the annual BBQ being held in January, a motion was made by John Russell to match the Christmas fund money collected and purchase toys for children’s gifts at the annual Lake Panasoffkee Christmas Parade. The motion was seconded by John Webber, approved by vote.

V. Parcel Owner Comment Period:

- A.** Janie Counts asked the following:
 - 1. Number of total owners and number residing in community/
 - a. 306 owner, approximately 285 residing in community
 - 2. Can the HOA regulate burns days?
 - a. Not without an amendment to the covenants.
 - 3. Can we regulate Dumpsters?
 - a. Not without an amendment to the covenants.
- B.** Sandra Kurjian asked, are we having a yard sale - Yes
- C.** Patsy Simons wants the HOA to file a complaint about a pool on a vacant lot - The HOA doesn’t regulate pools.

VI. Meeting Closure and Adjournment

- A.** 50/50 drawing won by Jim Stoops - all \$12.00 donated to the Christmas Fund.
- B.** Agenda for October meeting created.
- C. Board Call for Adjournment** Paul Lauer called for adjournment John Webber seconded the motion. Meeting adjourned at 8:05 P M

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