

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

**Board Meeting Minutes**

Secretary's Report

September 17<sup>st</sup>, 2024

**I. President Call to Order**

- A. John Webber 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 John Webber, Treasurer Dianne Hutchings, Secretary Patty Webber, Director Dale Young, Alternate Director Paul Lauer. 21 Community Members were in attendance.

**II. Corporate Reports:**

A. Dianne Hutchings read and posted the May Financial Report. Approved.

B. Patty Webber posted the May Secretary's Report. Approved.

**C. Lot Maintenance**

- A. John Webber said he went to mow Lot 9 and noticed the flag and flag pole were missing. A neighbor next door saw them in the lake and picked them up out of the lake. Otherwise, Lot 9 and the strip (The strip of grass coming into Tracy's Point) looked good.

**D. Code Compliance.**

- A. Paul Lauer reported that he turned in 8 lots to code enforcement.

**III Old Business.**

- A. The Board will move forward on getting the petition written up on limiting the number of renters and Airbnb's allowed in the Community. We would like to put a committee together to go around the Community to get signatures on this petition. Debbie Arcus volunteered to head up this committee. 249 signatures are needed. There will be 1 vote per parcel.
- B. John Webber asked the Community if they thought we needed new cameras, since the 2 cameras that we have don't seem to record. Tim Reed offered to take a look at the cameras to see if he can get them to record.

**IV New Business:**

- A. John Webber asked Dianne Hutchings if she could get in touch with the canal cleaner. Dianne said he was out of town and it would be about 4 weeks before he got back.
- B. John Webber brought up the new State Laws concerning new rules for HOA's. We need to provide a physical or digital copy of the Associations Covenants and Bylaws to every member of our Community by October 1<sup>st</sup>, 2024.
- C. Another new law is that every Board Member needs to take a 4 hour online training course, from a department approved education provider, and receive a certificate to be kept on file.
- D. New rules also state that meetings, including Workshop meetings need to be posted to the the Community 14 days in advance, and the Community can attend the Workshop meeting if they choose to do so.
- E. John Webber asked Sabrina Gorby if she would create a website for the HOA, but turned it down for personal reasons. Tim Reed said he would do it. We must post our Articles on the Website by January 1<sup>st</sup>, 2025.

- V. Parcel Owner Comment Period:
  - A. There was a discussion between Debbie Arcus and another Community member on the potential problems of too many renters and Airbnb's.
  - B. Debbie Arcus wants the Board to consider changing the Bylaws to only Owner/Residents to be on the Board of Directors. Debbie was advised to bring this up at the Annual Meeting on January 21<sup>st</sup>, 2025.
  
- VI Meeting closure and adjournment.
  - A. No 50/50.
  
  - B. Meeting was adjourned at 8:00 p.m.

Minutes submitted by Secretary Patty Webber.