

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

Board Meeting Minutes

Secretary's Report

October 15th, 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, Secretary Patty Webber, Director Dale Young, Alternate Director Paul Lauer. 7 Community Members were in attendance.

The President made a couple of announcements before the meeting commenced. Community Member Wendell Wyatt passed away this morning.

Due to Richard Satterfield's absence, Paul Lauer has vacated his position on the Board as Alternate and assumed the position of Vice President. Richard Satterfield moved out of Tracy's Point, even though he still owns a home here, he has his hands full with family.

Then someone was asked to take the Alternate position, and Debra Arcus volunteered, and was approved by all.

II. Corporate Reports:

A. Paul Lauer read and posted the September Financial Report for Dianne Hutchings. Report was Approved.

B. Patty Webber posted the September Secretary's Report.

Lot Maintenance

A. There was a tree down on Lot 9. Paul Lauer, John Russell, and John Webber took care of the cleanup.

C. Code Compliance.

A. Paul Lauer reported that he turned in 3 parcels in September for grass, none in October.

III Old Business.

A. Tim Reed secured a Domain name for the HOA website and started on the website. Now, we hear there are 2 proposals we are waiting to be submitted on our website. Tim Reed submitted an invoice for \$127.77 to cover the costs of what he has done so far. Tim's proposal was \$15.00 per hour, plus \$10.00 a month to host the server.

Paul Lauer made a motion to pay Tim Reed for the work he has already done. John Webber seconded the motion. All was in favor.

There is more to add to the website. It is up, but not done, yet.

IV New Business:

A. We set a date for the Community Yard sale on February 22, 2025. All were in favor.

B. We moved to keep the Christmas Decorating Contest, and set the judging date as Monday, December 16th. Prizes will be the same as last year, 1st place \$100.00, plus 1 year's dues, 2nd place \$75.00, plus 1 year's dues, and 3rd place \$50.00, plus 1 year's dues. We will announce the winners the next day at the December (17th), HOA meeting. John Webber made a motion

an expenditure of \$225.00 for the contest. It was approved.
Debbie Arcus asked John Webber if he would still drive the tractor towing a trailer with the judges inside. John said he would.

- C. Debbie Arcus brought up if we were going to do the Christmas Parade this year. Everyone thought it was a good idea. The amount of \$300.00 was agreed to be spent for candy for the Parade.

John Webber made the Motion to make a limit of \$300.00 for candy and it was approved by all. Dale Young mentioned the point if this is legal, spending HOA money for a parade. After some discussion, it was announced it was.

- D. Debbie Arcus mentioned the petition for limiting the number of rentals in Tracy's Point. She found more than what the Association thought we had. She also suggests we change the Bylaws requirements for serving on the HOA Board to being Owner/Residents only. This will be brought up again at the annual meeting in January 2025. Paul Lauer said we stand a better chance of getting more votes if we send them out with the dues notice. 67% of eligible voters are needed. Those are people in good standing only. Dues are up to date. Debbie Arcus said she would rather go door to door instead of going through the mail. Dale Young Wanted to know if we knew who owners were. Paul said yes, we know where all the owners live. Paul brought up that we put in an amendment in the Covenants that the Owners must provide us with a Tenant form, and if they do not provide us with one, we can fine them. We will write up the verbiage for the Petition to limit renters and vote on it at the next HOA meeting.

V. Parcel Owner Commet Period:

A John McHugh asked a question about how long someone gets by without paying Their dues. Paul Lauer responded with 3 notices. If they do not pay them on time, then they receive another notice after 30 days and another one after 45 days. After 45 days we can then process a lien on their house. If the house is Homestead exempted, we cannot foreclose on the house, if there is no Homestead exempt, we can then hire an Attorney, pay the legal fees and foreclose on the property. When the house is sold, the Title Company sends an Estoppel request on the house, at which time we would state the lien/fees that are owed to Tracy's Point, and we would receive it at the closing of the house.
We currently have 15 homes in arrears.

B. John Webber made the announcement that this was his last night as President of the HOA. He is resigning. Debbie Arcus will be moving to a position on the Board, and we will need another Alternate.

VI Meeting closure and adjournment.

A. No 50/50.

B. Meeting was adjourned at 7.59 p.m.

Minutes submitted by Secretary Patty Webber.