

# Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

## ***Board Meeting Minutes***

Secretary's Report

November 19<sup>th</sup>, 2024

### **I. President Call to Order**

**A.** The Acting Vice President, Paul Lauer called the meeting to order at 7:03 pm, and led the group in the Pledge of Allegiance.

**B.** Board Members in attendance were; Acting Vice President Paul Lauer, Secretary Patty Webber, Treasurer Dianne Hutchings, and Director Dale Young, 12 Community Members were in attendance.

### **II. Corporate Reports:**

**A.** Dianne Hutchings read and posted the October Financial Report.

(Dianne explained that the reports were posted on the bulletin board and not distributed to everyone to save paper and reduce costs.) Report was approved by all.

**B.** Patty Webber posted the October's Secretary's Report. Report was approved by all.

**C.** Lot Maintenance

**A.** Per John Webber Everything looks good.

**D.** Code Compliance.

**A.** Paul reported No parcels were turned in, in September and none will be turned in, in November, due to the hurricanes and people are still doing cleanup. There was a parcel that was turned in, in October that was cleared by code enforcement, but Paul called them out and reinitiate some violations. They have sent out a letter to the homeowner.

### **III Old Business.**

**A. Website:** The State of Florida requires us to have a website. We have 3 website quotes.

1<sup>st</sup> quote is from Resident Tim Reed. Tim's quote was for \$557.71, with a yearly hosting charge of \$120.00

2<sup>nd</sup> quote is from David Shinn for \$1050.00, with a hosting charge of \$150.00 per year.

3<sup>rd</sup> quote is from Matt Dennis is \$2000.00, \$25.00 per year for the Domain name, and \$100.00 per year for hosting.

Paul Lauer made a motion that we award the bid to Tim Reed. Patty Webber seconded the motion. The Board all approved.

**B.** Finalizing the covenant amendments to restrict rentals in the Community. We had a discussion on whether to defer this motion to the December meeting since Debbie Arcus, who is in charge of the committee for this is not present tonight. Debbie had gone around the Community and got signatures from people who wanted this amendment added to the Covenants. She got the 20% approval that was needed to rewrite the amendment. Paul read a copy of the amendment to those that were present at the HOA November meeting. There was a discussion to re-word the part of how long leases will be set at, to avoid any confusion. The re-wording was approved by everyone in attendance.

- C. Paul Lauer and Dianne Hutchings will go and buy the candy for the Christmas Parade.

**IV New Business:**

- A. Dianne worked on the 2025 Budget. We are in the currently in the red. The dues were raised to \$40.00 a year, which should help us stay even.  
Paul Lauer read out all the expenses and explained what they are.
- B. Sabrina Gorby has donated the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place signs for the Christmas decorating contest.

The Webber's have agreed to do the "hay ride" again this year, taking the Judges around to scope out the decorations and to decide the Christmas Decorating Contest winners. Anyone wanting to tag along with the trailer should be at the Webber's residence, 1256 CR 443 by 6:00 pm.

**V. Parcel Owner Commitment Period:**

- A. Virginia Kenyon brought up at the meeting that a tree fell into Keeper's Canal from the island straight out in front of Lot 9. The tree is blocking residents from using the canal.  
Someone will have to contact the State of Florida about the tree in the canal.

**VI Meeting closure and adjournment.**

- A. No 50/50.
- B. Meeting was adjourned at 7:51 p.m.

Minutes submitted by Secretary Patty Webber.