



## Newsletter February 2018

website: [www.tracypointhoa.org](http://www.tracypointhoa.org) contact: [tracysweb33538@gmail.com](mailto:tracysweb33538@gmail.com)

*Tracy's Point Community Club, Inc; P.O Box 301, Lake Panasoffkee, FL 33538*

email: [tpcc33538@gmail.com](mailto:tpcc33538@gmail.com)

### 2018 BOARD OF DIRECTORS

**President:** John Russell 352-444-2146

[jgrcrash2@gmail.com](mailto:jgrcrash2@gmail.com)

**Vice President:** John Webber 352-443-0245

[JohnRWebber1000@yahoo.com](mailto:JohnRWebber1000@yahoo.com)

**Treasurer:** Paul Lauer 407-451-3428

[sdlauer47@outlook.com](mailto:sdlauer47@outlook.com)

**Secretary:** James Stoops 765-730-4403

[jsstoops@gmail.com](mailto:jsstoops@gmail.com)

**Director:** Susanne Northrup 352-793-3160

[violetsprg@aol.com](mailto:violetsprg@aol.com)

**Director:** Chris Ross 407-222-2555

[candjross@yahoo.com](mailto:candjross@yahoo.com)

**Alternate Director:** currently vacant

**Director of Communications:** Sharon Stoops

765-730-0236 [sharon.stoops47@gmail.com](mailto:sharon.stoops47@gmail.com)

### UPCOMING MEETINGS

The TPCC Board of Directors meet the third Tuesday of the month, September-May. All TPCC members are welcome to attend any meeting. A sign-up sheet is provided for anyone who wishes to speak of concerns, offer ideas, or comment at the meeting.

2018

**March 20, April 17, May 15**

There are no scheduled meetings June-August

**September 18, October 16, November 20, December 18**

*All meetings, unless otherwise indicated, are at 7:00pm at the MFCS Senior Center, 52 CR 527N.*

### Check It Out

Check out the Photo Album page on our website. Members have posted some great shots of the neighborhood.

Thirty-five members attended the January 16, 2018 Annual Members Meeting and carry-in dinner.

The big agenda item for the meeting besides approval of annual reports and the 2018 proposed budget was the vote to sell or not sell Lot 9 and/or Lot 1. Eligible parcel owners attending voted to not sell either parcel.

Directors and an alternate director were voted in for 2018 before the floor was opened for comments by attendees.

The full secretary's report is available on our website.

### ADDRESSING A NEIGHBORHOOD CONCERN

A number of TPCC members have approached the Board of Directors seeking some assistance in trash and large item removal. The Board is unable to contract a refuse firm for the community, but some research gave the following options:

For possible help with removal of large trash or scrap items you may call Crawford Joey ph. 352-461-9599. His flyer says he will provide free pick up for items containing metals he can sell. He will pick up only by appointment M-F 9:30am to 8:30 pm, sometimes weekends.

Board members have no personal knowledge of his work and suggest members use their judgment when calling. Anyone who contracts with Crawford Joey for pick up or other work--the Board would appreciate knowing how well things go.

The Sumter County Public Works **Household Electronics & Hazardous Waste Mobile Collection** will be **Saturday, April 7, 2018, from 9:00 am to 3:00 pm at Lake Okahumpka Park, 6085 E. SR44, Wildwood 34785.**

Details about what will or will not be accepted may be found at <https://sumtercountyfl.gov/222/Solid-Waste>; look under "Additional Resources."

Finally, for those of you who may wish to dispose of unused or expired prescription medicines and other pharmaceuticals, (cont. pg 2)

### ANNUAL MEETING ACTION

The Sumter County Sheriff's Office and The Village Fire Rescue have scheduled an **Operation Medicine Cabinet**. According to their Facebook posting, the event is set for **Saturday, March 10 at The Villages Winn Dixie Supermarket, 820 Old Camp Road in The Villages**. Deputies and firefighters will accept the discarded medicines from **9:00am to 2:00 pm**. Proper disposal of the pharmaceuticals will keep them out of the wrong hands and out of our water system.

**The 2017 Annual Report as approved at Annual Members Meeting January 16, 2018.**

**Tracy's Point Community Club 1/7/2018  
2017 Annual Report**

Account	1/31/2017 Balance	
TPCC Checking	\$9,765.91	
Christmas Fund	\$20.00	
TPCC Petty Cash	\$82.89	
Cadence CD	\$7,541.50	
	<b>TOTAL</b>	<b>\$17,410.30</b>
<b>Income</b>		
Christmas Fund Donation	\$95.00	
Dues Receipts	\$11,673.48	
Filing Fee Collected	\$165.00	
Interest Collected	\$158.38	
Late Fees Collected	\$770.50	
Legal Fees Collected	\$192.12	
Postage Collected	\$241.04	
Interest Income	\$1.25	
	<b>Total Income</b>	<b>\$13,296.77</b>
<b>EXPENSES</b>		
Bank Chrg	\$340.00	
Charity	\$214.37	
<b>COMMUNITY EXPENSES</b>		
Dues Notice Postage	\$65.15	
Dues Notice Postage:Certified Mail Charges	\$196.00	
Dues Notice Printing	\$359.31	
FILING FEE	\$133.82	
Groceries	\$296.00	
Insurance:Crime	\$135.65	
Insurance:D&O Indemnity	\$305.00	
Insurance:Property Liability	\$1,638.00	
Legal-Prof Fees	\$2,161.88	
Licenses and Permits	\$550.00	
Lots & Canals	\$406.25	
Postage and Delivery:Special Mailing	\$830.00	
Newsletter	\$153.65	
Newsletter:Postage Stamps	\$160.00	
Newsletter:Printing	\$294.00	
Office:supplies	\$302.17	
Post Office Box	\$408.34	
Rent Paid	\$52.00	
Special Printing and Reproduction	\$130.00	
Tax, Business:Property	\$421.79	
Utilities - Street Lights	\$10.82	
	\$1,497.81	
	<b>Total Expenses</b>	<b>\$11,062.01</b>
	<b>Increase to Assests</b>	<b>\$2,234.76</b>
Account	12/31/2017 Balance	
TPCC Checking	\$11,295.02	
Christmas Fund	\$12.00	
TPCC Petty Cash	\$152.64	
Cadence CD	\$7,541.50	
	<b>TOTAL</b>	<b>\$19,001.16</b>

**TPCC BUDGET, 2018**

Tracy's Point Community Club, Inc  
Approved 2018 Budget

<b>Assets</b>	
1/1/18 Checking (Est)	\$12,500.00
1/1/18 Cadence CD	<u>\$7,541.50</u>
<b>Total</b>	<b>\$20,041.50</b>

<b>Revenue Sources</b>	
Annual Assessment	\$9,198.00

<b>Expenses (Non-Discretionary)</b>	
Bank Charge	\$100.00
Dues Notice Printing/Postage	\$500.00
Rent	\$50.00
Insurance	\$4,200.00
Collections/ Liens	\$300.00
Other Legal-Prof Fees	\$200.00
Website	\$340.00
Lots & Canals	\$1,100.00
Misc. Postage and Delivery	\$25.00
Office Supplies	\$150.00
Post Office Box	\$52.00
Tax, Business	\$11.00
Street Lights	\$1,600.00
Welcome Committee/ Newsletter	\$800.00
Annual Meeting Dinner	\$150.00
Repairs	\$150.00

<b>Expenses (Discretionary)</b>	
Barbeque	\$0.00
Charity	\$200.00
<b>Total Expenses</b>	<b>\$9,928.00</b>

12/31/18 Checking (Est)	\$11,770.00
12/31/18 Cadence (Est)	\$7,611.00
<b>Total Assets 12/31/18 (Est)</b>	<b>\$19,381.00</b>

**WELCOME NEW NEIGHBORS!**

Tracy's Point Community Club, Inc. welcomes these new neighbors who have purchased properties since November:

- David J.T. Alves
- Brandi M. Coblentz
- Daphne R. Crozier
- Les and Jill Fender
- Alan and Kathleen Thomas

Welcome to our community. We hope you enjoy your time here.

**Annual Secretary's Report**

*The minutes from the Annual Meeting—and all other official reports from meetings of the TPCC Board of Directors can be found on the Members section of the website under Documents. These are posted as they become approved. The Annual Meeting minutes are unapproved because they will be presented next January for approval.*

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## 2018 BOARD OBJECTIVES

In the yearly Board organization meeting, officers were seated and yearly objectives were listed. Here is a list of activities the Board wishes to address during the upcoming year: TPCC members are invited to join committees, forward ideas, and participate in any and all areas:

1. Rehab Lot #9. The Board will build a committee to explore ideas and make plans to make the lot more attractive and usable for the community.
2. Continue working towards keeping lots clean and tidy. Virginia Kennon spearheaded this process during 2017; John Webber has volunteered to help this coming year.
3. Encourage more owners to use the website
4. Plan activities such as a fishing tournament and cook-out for all TPCC members.
5. Pursue legal means to help remove trees that have fallen in canal; pursue legal canal maintenance policy

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## CANAL MAINTENANCE ISSUES

During the January board meeting, a member requested assistance to get rid of a tree that had toppled from another property into and blocked the canal where he lived. Board members agreed to look into the matter and a board member contacted both county and state agencies who should have some authority regarding the canals, but both agencies declined to render assistance, suggesting that residents along the canal deal with the issue themselves. The Board recognizes that there can be considerable cost for clearing and maintaining canal right-of-ways, but solutions are not simple. This is not a new situation. In fact, The Sumter County Times ran an editorial on July 8, 2009, and the points raised then are still relevant:

“After years of restoration work from a mostly state-funded program to dredge and clean Lake Panasoffkee, the lake now faces another problem that could make part of the restoration worthless if it isn't resolved.

The county contributed to the Lake Pansoffkee Restoration Project by taking care of cleaning out the residential canals. Those canal now require regular maintenance to prevent them from returning to their former state, and that is going to cost money.

The question is, who is going to pay for it?

Solving this, however, will be no simple task for concerned lake residents or for local government officials. It involves finding new funding sources, and that's not a popular subject at any time...

There are two obvious solutions here, and neither one is popular. One way is to have Lake Panasoffkee residents on canals and those with deeded access to canals pay for it (one way to do that would be through an assessment like the ones commissioners proposed and recently cancelled). This, of course, was an unpopular idea, and residents made it clear they didn't want to be facing higher taxes. The other way is to have the county pay for it with money from the county coffers, and it is obvious the commission doesn't want that.

But somewhere along the line, and hopefully, it will be sooner rather than later, a decision has to be made concerning how funding will be provided to maintain the canals on Lake Panasoffkee. It is inconceivable to think that with so much work completed, nothing has been put in place to ensure that the canals do not return to their previous state...”

It is now nearly nine years later and it should be obvious to TPCC members that no solution has ever been found and no agreements or procedures for taking care of the canals have been established. This puts the burden of canal maintenance (read costs) on the residents who have properties on the canal.

For Tracy's Point Community Club, Inc. to take on the burden for financing canal maintenance would require agreement of the entire community and the establishing of a levy or assessment to establish a fund to cover costs as needed. Besides all the red tape setting up such a function would require, the Board suspects that such agreement from community members might be difficult to reach since there is already considerable resistance against a very modest annual assessment. Board members are open to having a committee research possibilities, restrictions, etc. Of course, it is possible that a ground-movement initiative could happen. In the meantime, there is no fair way for the Board to expend funds for the benefit of a single homeowner or a single group of canal residents.

In the situation brought to the Board in January, the Board is attempting to contact the owner of the lot from which the trees fell. He will be asked to give permission to the trees cut and pulled out onto his property for a very reasonable fee. The Board cannot authorize anyone to trespass on the property to deal with the tree removal but can negotiate with the lot owner to get that permission. The Board approved, in this case, advancing some money from the treasury to expedite the removal knowing legal action would only exacerbate the time before action would take place. The owner will be expected to repay the Board for the cost of removal; there are legal means to pursue the collection of such monies.

New leads as to which agency might have authority for canal maintenance have been assigned to be followed up by Board members as well as contacting our county commissioner to see if he can help with the issue. The board hopes to identify proper authorities to contact in case of future events of this nature.

As members should discern, this problem has no easy solution; each route has its own set of issues to be resolved. There is plenty of confusion and frustration for everyone involved. Anyone wishing to contribute to finding a solution through committee work would be welcomed by the Board.

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## TPCC SOCIAL PLANNING

### IS IT TIME TO GET INVOLVED?

Board Member John Webber has proposed that the board hold some social events and sponsor some group activities during the upcoming year for community members. Webber is particularly interested in a TPCC fishing competition in conjunction with a cookout to be held, perhaps, at the Shady Brook Park and Boat Ramp near the east end of the lake. Anyone who would like to join with Webber to plan the activity, please call him at the number listed on page 1.

Another suggested activity is to hold weekly exercise sessions at the Senior Center. Is there anyone who would like to step forward to help make this happen? The Board has heard requests for this sort of thing several times. Does anyone have recommendations for "instructor/s" for such? Please give your input by using the comment page on the website or by contacting a board member (see phone numbers and email addresses on page 1).

### Quick Reference Numbers, Sumter Co.

Sheriff Dispatch: 352-569-1600  
Code Compliance: 352-689-4460  
Report Illegal Burning: 352-569-1011  
Animal Control: 352-569-1960  
SECO: 352-793-3801  
LP Water Assn.: 352-793-4236

From:

Tracy's Point Community Club, Inc.  
PO Box 301  
Lake Panasoffkee, FL 33538-0301

TO:

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## A LOCAL RESCUE—

A couple of weeks ago, a couple of teen-aged friends drove to Tracy's Point boat ramp to put their fishing boat in the water in preparation for a day of fishing unaware that they would soon face a near fatal situation. Boat in the water, 16-year-old Justin Cain pulled the vehicle and trailer into the parking lot and started back to the boat. What he saw was the boat drifting away from shore with his friend slumped over the side, head in the water. Justin immediately ran into the water, swam to the boat, and got his unconscious friend to shore where Justin started CPR. His friend had a history of seizures, but none had occurred recently—until that day they planned to fish. It took some time for EMTs to arrive, but Justin did not stop CPR until the medics took over. He was told that he had definitely saved his friend; another couple of minutes, and there would have been no recovery.

### And an Opportunity?

Justin is the grandson of resident Sandra Ressler. She is justifiably proud of the young man and is amazed that he knew exactly what to do to save his friend. She, like several others, suspect there are very few people in the neighborhood who know enough CPR or First Aid to help in a similar situation. She noted that several neighborhood children bring their poles to Tracy's Point to fish so there could be a strong likelihood of other mishaps requiring someone with a skill set to provide immediate aid. Sandra has requested TPCC Board members to help find a way to offer a class or classes in CPR and/or First Aid to anyone in the community. The Board has agreed to talk to the Fire Department to see if there could be something arrange through them. Does anyone have any better contacts or information about the courses? Would you or someone you know like such training? Please contact TPCC board members and let us know.

