



Newsletter

January 2020

Website: www.tracyspointhoa.org

Upcoming Events

Community Yard Sale

Date: March 6th & 7th 2020

Time: 8AM to 5PM

The HOA will provide signs and flyers advertising the sale.

2020 Board of Directors

President: John Webber 352-443-0245

JohnRWebber1000@yahoo.com

Vice President: Virginia Kenyon 352-303-6776
vernienkenyon@gmail.com

Treasurer: Paul Lauer 407-451-3428

FloridaHHM@gmail.com

Secretary: Dianne Hutchings 813-263-7881

dhutchingsb@verizon.net

Director: Patricia Webber 727-458-7202

pattymw@juno.com

Director: Marshall Engelman 901-359-1504

mostlytrucks@yahoo.com

Alternate Director: Byron Maharrey 561-313-6954

bdmaharrey@yahoo.com

2020 Upcoming Meetings

February 18, March 17, April 21, May 19
September 15, October 20, November 17,
December 15

No scheduled meetings for

June, July, and August

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

Quick Reference Numbers, Sumter Co.

Sheriff Dispatch: 352-569-1600

Code Compliance: 352-689-4460

Report Illegal Burning: 352-569-1011

Animal Control: 352-689-4400

SECO: 352-793-3801

LP Water Assn.: 352-793-4236

Annual Assessment Don't Get Behind It Costs More!



Everyone goes through tough financial periods when the bills start accumulating and the light at the end of the tunnel seems to be getting dimmer and dimmer. But, as is most often the case, those times pass and through determination and careful financial planning we are able to get back on our financial "feet" once again. During those challenging periods it is often tempting to avoid meeting certain financial obligations in order to meet others. However, when deciding which bills to "juggle" and which to pay remember that your annual association dues are just as important as your mortgage payment. If you don't pay your mortgage, you will eventually lose your home. Likewise, if you don't pay your annual assessment, the association has the right to secure the debt. More importantly however, is that should you let your assessment become delinquent, in order to bring your account current, you will have to pay more than the original assessment amount. Late fees, interest charges and if applicable various administrative and legal fees must also be paid. The bottom line: Don't juggle your annual assessment payment. Pay on time and avoid paying more in the long run.



Tim setting up



2nd Annual Tracy's Point Community Club BBQ Picnic

The Tracy's Point Community Club Homeowners Association would like to thank all of our members for making the 2nd annual BBQ picnic a great success. Once again, the event was catered by Sonny's BBQ, with music provided by our very own Homeowner, Tim Reed of Mobile DJ Services.

The event was held at the Lake Panasoffkee Recreation Building on Sunday January 19, 2020. The event started at 12:00 noon until 2:00 pm The Board of Directors were our gracious hosts and our MC was Jim Stoops. We had food, door prizes (congrats to all the winners), entertainment, fun, and of course great company in all the members that took part in this event. A Special thank you goes out to all the women who brought in the delicious desserts. Yum. We had fun, we hope you did too! On behalf of the TPCC Board of Directors, we would like to thank all the members who helped set up and all those who stayed after to help us put the chairs and tables away and clean up the hall. It was very much appreciated it.

A BIG THANK YOU to you all.

Sonny's caterers



Beverage table



Dessert table



Tracy's Point Community Club 2019 Annual Report

From the President's Corner:

Hi Everyone. My name is John Webber and I am the new President of Tracy's Point Homeowners Association. You may recall that I was previously the Vice President.

As I start off this new year, I am looking for ideas on things that members of Tracy's Point would like to see and do. For instance, maybe you would like to do some painting, crafts or photography. These are just a few ideas. What kind of ideas do you have?? Let me know.

The neighborhood is really looking great. Thanks to all of you and all your hard work for making Tracy's Point the most sought -after place to live.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT

Account Balance 01/01/2019	
TPCC Checking	\$12,987.52
Christmas Fund	\$76.00
TPCC Petty Cash	\$173.95
Cadence CD	\$7,677.00
Total	\$20,914.47
Income	
Bank Interest	\$168.15
Christmas Fund Donation	\$114.00
Dues	\$9,834.79
Dues Interest Collected	\$402.80
Dues Late Fees Collected	\$778.73
Dues Legal Fees Collected	\$150.00
Dues Lien Filing Collected	\$132.00
Dues Postage Collected	\$186.50
Lien Filing Fees Collected	\$22.00
Income - TOTAL	\$11,788.97
Expenses	
BBQ	\$603.04
Bank Fees	\$16.00
Charity	\$243.94
Club Expenses	\$520.01
Dues Notice Certified Mail	\$198.65
Dues Notice Postage	\$222.30
Groceries	\$196.71
Insurance Directors & Officers	\$2,074.00
Insurance Property Liability	\$2,058.00
Licenses and Permits	\$356.25
Lien & Release Filing Fee	\$230.50
Lot #9 Refurbishment	\$2,771.40
Lots & Canals	\$155.49
Newsletter	\$392.04
Newsletter Postage	\$330.00
Office Equipment	\$478.61
Office Supplies	\$503.71
Postage	\$279.50
Property Tax	\$11.66
Tax - Federal Income	\$20.44
Utilities - Street Lights	\$1,603.53
Welcome Committee	\$77.15
Expenses - TOTAL	\$13,342.93
TOTAL INCOME EXPENSES	-- \$1,553.96

Account Balance 12/31/2019	
Checking	\$11,372.41
Christmas Fund	\$40.00
Petty Cash	\$52.95
Savings	\$7,857.57
TOTAL	\$19,322.93