



Newsletter

October 2020

tracysweb33538@gmail.com

Website: <https://tracyspointfl.com>
Mail all dues and correspondence to:
Tracy's Point Community Club, Inc.
P.O. Box 30
Lake Panasoffkee, Fl. 33538

Upcoming Events

Tracy's Point HOA Picnic
Date: January 10th 2021
Time: 12:00 pm to 4:00 pm

2020 Board of Directors

President: John Webber 352-443-0245
JohnRWebber1000@yahoo.com
Vice President: Marshall Engelman 901-359-1504
mostlytrucks@yahoo.com
Treasurer: Dianne Hutchings 813-263-7881
dhutchingsfb@verizon.net
Secretary: Paul Lauer 407-451-3428
FloridaHHM@gmail.com
Director: Patricia Webber 727-458-7202
pattymw@juno.com
Director: Byron Maharrey 561-313-6954
bdmaharrey@yahoo.com
Alternate Director:

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
7:00 pm at the MFCS Senior Center, 52 CR 527N.
Across from the Truck Stop on CR 470*

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.

The dock on lot 9 was completed! A big thank you goes to Paul Lauer, John Russell, and John Webber for all their hard work and time in putting up the dock.

And now, for the railing and steps!
Thank you Paul L. and John W.



Duties of Our Board of Directors

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of community association management: attorneys, landscapers, insurance specialists, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision; they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

We have a new website for TPCC.

[:https://tracyspointfl.com](https://tracyspointfl.com).

The old website is no longer up. It was hard to get into and even harder to post information on it. Many of you may notice that the new website looks a lot like Facebook. It is NOT Facebook. It is a site that was created by our very own TPCC resident, Tim Reed. It is easy to get into and navigate and everyone can post on it. You may share recipes that you like, or photos of the lake or your dog or whatever you like. You can post if you are having a yard sale Also, this is where you can find out what is going on in between printing our newsletter. This is your community. Just remember this is Tracy's Point only, and be nice. Here is what you need to do: type in <https://tracyspointfl.com>. You will see a signup page. Just fill out the information and set up a password. It will ask for a code. Use TPC2020. That's it. You will not need to do that again. If you need help or have any issues with the website you can call Patty Webber (727-458-7202) for help.

How Are HOA's Run?

Most Homeowners Associations are self-governing, nonprofit corporations. The association's Board of Directors is an all-volunteer group elected by the residents of the association (or appointed by the developer in new associations).

Most of the newer associations are incorporated as nonprofit mutual benefit corporations. The association's Board of Directors is mandated to enforce the rules spelled out by a handful of papers known as the governing documents.

Governing documents of HOAs usually include:

1. CC&RS (Covenants, Conditions & Restrictions), which dictate the powers and duties of the corporation and regulate both the physical characteristics of the development and the lifestyles of its residents.
2. The Bylaws, which dictate the powers and duties of the Board of Directors (when meetings occur, how Board members are elected, etc.).
3. The Articles of Incorporation, which is a one-page document that must be filed with the Secretary of State.

From the President's Desk

A special thanks to our Board of Directors for their hard work and dedication. Also, I want to tell the Tracy's Point community just how good our neighborhood looks.

I am proud to say we have one of the safest, and best community in Lake Panasoffkee. Again, thank you very much for your hard work.

Thank you
Your President
John R. Webber

Cooks Corner

Crock Pot Chicken Chili Dip

3 - 4 Chicken Breasts

1 can each of Campbell's Cream of Mushroom, Cream of Celery, & Cream of Chicken soup 1 can of green salsa

1 16oz. can of chili (without beans)

1 small can of green chili's

4-6 9" flour (or corn) tortillas, cut into 1" square strips

1 1/2 cups grated American, Cheddar, and/or Gouda cheeses

Boil chicken breasts in boiling water for 25-30 minutes, or until done; let cool. Tear chicken off the bones (unless boneless) into strips, or bite-size pieces. Place into crock pot. Add all other ingredients until blended. Place crock pot on low for 1 hour to heat thoroughly.

Can be enjoyed by itself as an appetizer, or use hearty tortilla chips for a dip.

Rocky Mountain Salmon

1/4 cup firmly packed brown sugar

2 tablespoons dry white wine

2 tablespoons soy sauce

2 tablespoons butter

1 tablespoon lemon juice

1 2 lb Salmon fillet

Heat brown sugar, wine, soysauce, butter and lemon juice until boiling. Let cool.

Rinse salmon, pat dry and lay skin side up in above marinade.

Cover and chill up to one day.

Lift salmon from marinade, drain (reserve marinade) and lay skin side down on a sheet of heavy foil. Trim foil to outline of fish.

Transfer fish onto foil to a grill over a solid bed of coals or high heat on a a gas grill. Cover and cook to 140 degrees (20 to 25 minutes). With 2 wide spatulas, transfer the fish to a platter.

Heat reserved marinade and spoon over salmon as desired.