



Newsletter February 2022

Email: tpcc33538@gmail.com or tracysweb33538@gmail.com

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Tracy's Point HOA Community Club

Mail all dues and correspondence to:
Tracy's Point Community Club, Inc.
P.O. Box 301
Lake Panasoffkee, Fl. 33538

2022 Board of Directors

President: Marshall Engelman 901-359-1504
mostlytrucks@yahoo.com
Vice President: Byron Maharrey 561-313-6954
bdmaharrey@yahoo.com
Treasurer: Dianne Hutchings 813-263-7881
dhutchings@verizon.net
Secretary: Paul Lauer 407-451-3428
FloridaHHM@gmail.com
Director: Stacey Szlosek, 727-509-2010
sszlosek82@Yahoo.com
Director: Richard Satterfield 804-852-2555
richsatt@charter.net
Alternate Director: Dale Young, leyounge@gmail.com

Upcoming Meetings

March 15, 2022. April 19, 2022. May 17, 2022

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
Neighborhood Watch: 352-446-3735

What Your Association Board Does for You

As a recognized homeowners association, our community has a board to help our HOA run smoothly. The board consists of volunteers who execute a wide variety of tasks you may not be aware of; however, their work affects every single resident. One of the most important things the board does is create and enforce the association rules.

While some residents may not like being told what they can and can't do, ultimately the board is looking out for the greater good. By enforcing the rules, the board is doing its best to keep property value up and conflicts down. Of course, the board wants to make sure the rules are beneficial for the majority and hopefully all residents. You are welcome to raise concerns about the rules at open board meetings.

Another major responsibility of the board is to collect assessments from homeowners. Collecting this money is important for the stability of the association, because the assessments pay for the common elements enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for any major repairs the association may need. The board is responsible for the association's finances, and collecting assessments is how it ensures that the association remains solvent.

Finally, the board acts on behalf of the association by hiring managers, attorneys, contractors and other professionals who help better the association. Board members also help conceive and lead many of the projects that will improve the HOA.

While it's a big job, board members are happy to serve the residents and make the community a great place to call home. So why not learn more about what these volunteers do by talking to your board members, attending an open board meeting or even running for a seat on the board during our next election? The more people we have looking out for our association, the stronger it will be.

Annual Picnic

To everyone who came to the HOA picnic. Thank you and we hope you enjoyed your food. Oakwood Grill puts on a fantastic spread and is probably one of the best BBQ places. Thank you to everyone who brought in dessert, (and Stacey for the delicious macaroni salad). Congratulations to all the winners of the raffle and the 50/50. Even though the weather was harsh and that the turnout wasn't as big as expected, everyone seemed to enjoy socializing with their neighbors and meeting new ones.

Welcome new owners:

Richard & Lori Ann Baron
William Burt & Jessica Pessanha
Tracy & Susan Bush
Joseph Cilenti
Nathaniel Jameson
James T. & Deborah G. Lester
Jennifer Teifke & Thomas Coggin
Lydia Van Sant
Lowell & Cindi Watson



Tracy's Point Community Club will be organizing a Fundraiser Bake Sale On April 16, 2022

To support the Lake Panasoffkee Elementary School "Adopt a Family" program during the Holiday Season. We would like to make this year's participation bigger than last year.

If you would like to participate in the Bake Sale please contact:

Stacey Szlosek

Email sszlosek82@Yahoo.com

727-509-2010

Feeding Florida Wildlife

It is imperative that you do not feed the wildlife. One, it is illegal. Secondly, there is the problem of learned behavior. Feeding the wildlife negatively impacts their feeding behavior, often causing them to become accustomed to people, associating us with "food." Once an animal associates a human with food, they lose their natural fear and wariness, resulting in an unpredictable array of conduct. Another reason is that it hinders development of natural food-gathering abilities, stunting their health.

Give alligators their space and never feed them. When fed, alligators can overcome their natural wariness and learn to associate people with food. Dispose of fish scraps in garbage cans. Do not throw them into the water.

In Florida, it is illegal to feed manatees, Sand Hill Cranes, bears, raccoons, foxes and alligators:

F.S. Section 379.412 Penalties for feeding wildlife and freshwater fish.—

(1)(a) The penalties in this section apply to a violation of any rule or order of the commission that prohibits or restricts:

1. Feeding wildlife or freshwater fish with food or garbage;
2. Attracting or enticing wildlife or freshwater fish with food or garbage; or
3. Allowing the placement of food or garbage in a manner that attracts or entices wildlife or freshwater fish.

The punishment for the violations of the provisions above range from first offense to multiple offenses. A first offense is a noncriminal infraction with penalty of \$100. The next two subsequent offenses are misdemeanors and bring a penalty of imprisonment for 60 days to 1 year and fines of \$500 up to \$1,000. If a felony conviction is leveled for a fourth violation the penalty can be imprisonment up to 5 years and a fine up to \$5,000.

Tracy' Point Community Club

Annual Financial Report 2021

Account Balances 12/31/2021

Bank Accounts	
Checking	\$ 18,858.18
Savings	\$ 0.00
Bank Accounts - Total	\$ 18,858.18
Assets	
Christmas Fund	\$ 0.00
Petty Cash	\$ 58.66
Assets - Total	\$ 58.66
Total	\$ 18,916.84

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

Income and Expenses for 2021

Account	2021
Income	
Bank fees returned	\$ 34.00
Christmas Fund Donation	\$ 155.85
Dues	\$ 9,808.86
Dues Interest Collected	\$ 1,145.93
Dues Late Fees Collected	\$ 1,100.00
Dues Legal Fees Collected	\$ 494.00
Dues Lien Filing Collected	\$ 154.00
Dues Postage Collected	\$ 136.64
Income - TOTAL	\$ 13,029.28
Expenses	
BBQ	\$ 16.97
Bank Fees	\$ 34.00
Charity	\$ 1,111.71
Christmas Parade	\$ 692.07
Club Expenses	\$ 944.54
Dues Notice Certified Mail	\$ 302.78
Dues Notice Postage	\$ 116.00
Groceries	\$ 289.15
Insurance Directors & Officers	\$ 2,184.00
Insurance Property Liability	\$ 2,105.00
Licenses and Permits	\$ 91.25
Lien and Release Filing Fee	\$ 314.05
Lot #9 Refurbishment	\$ 914.71
Lots and Canal Maintenance	\$ 652.78
Miscellaneous	\$ 30.00
Newsletter	\$ 287.85
Newsletter Postage	\$ 740.00
Office Equipment	\$ 342.28
Office Supplies	\$ 644.15
Postage - General	\$ 61.00
Property Tax	\$ 10.84
Utilities - Street Lights	\$ 1,588.28
Welcome Committee	\$ 14.72
Expenses - TOTAL	\$ 13,488.13
TOTAL INCOME - EXPENSES	\$ -458.85