



# Newsletter February 2023

Email: [tpcc33538@gmail.com](mailto:tpcc33538@gmail.com) or [tracysweb33538@gmail.com](mailto:tracysweb33538@gmail.com)

Follow us on: Facebook.com 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

**Upcoming Events**  
 Tracy's Point Community Club Yard is  
 Saturday, April 15<sup>th</sup>.

### 2023 Board of Directors

**President:** John Webber 352-443-0245  
[JohnRWebber1000@yahoo.com](mailto:JohnRWebber1000@yahoo.com)

**Vice President:** Tracey Isler 352-267-2416  
[Traceyisler@yahoo.com](mailto:Traceyisler@yahoo.com)

**Treasurer:** Dianne Hutchings 813-263-7881  
[dhutchingsb@verizon.net](mailto:dhutchingsb@verizon.net)

**Secretary:** Patty Webber 727-458-7202  
[pattymw@juno.com](mailto:pattymw@juno.com)

**Director:** Richard Satterfield 804-852-2555  
[richsatt@charter.net](mailto:richsatt@charter.net)

**Director:** Sabrina Gorby 352-446-1306  
[smcdermid777@gmail.com](mailto:smcdermid777@gmail.com)

**Alternate Director:** Pam Repko 352-455-8933  
[pamrepko@icloud.com](mailto:pamrepko@icloud.com)

### 2023 Upcoming Meetings

**February 21, March 21, April 18, May 16, September 19, October 17, November 21, and December 19.**

**No meetings scheduled for June, July and August for summer break.**

**Meetings are held at:**

**Lake Panasoffkee Recreation Center  
 1589 C.R. 459  
 Lake Panasoffkee, Fl 33538**

### 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**

## ATTENTION!!!

Tracy's Point HOA meetings have been moved to the Lake Panasoffkee Recreation Center, West Wing (the side by the walking/running trail). They are still held on the 3<sup>rd</sup> Tuesday of the Month at 7:00 p.m.

With the exceptions of June, July and August when there is a summer break.

The Annual Picnic will be held on March 26<sup>th</sup>, at the Lake Panasoffkee recreation Center. This year we will be doing it differently. The Board of Directors will provide (and cook) the following: hamburgers, jalapeno and cheddar sausages (they are not hot), hot dogs, homemade mac and cheese, coleslaw, baked beans, soda, tea and water.

This is a potluck. If you would like to bring a side dish or a dessert, that would be great. But you don't have to – only if you would like to.

We will have games this year.

We are also having Live Music by Dwayne Carothers, who is your Tracy's Point neighbor. Dwayne sings a variety of music.

This picnic is for All Homeowners in good standing with their HOA Fees.

No renters, no friends.

Come on out and meet your neighbors, and have a great time. Hope to see you there!



Please R.S.V.P. for the Annual Picnic  
by March 17<sup>th</sup> 2023,  
by email to one of the following:  
[tracysweb33538@gmail.com](mailto:tracysweb33538@gmail.com)

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

We have inserted a flyer with the picnic and the yard sale info (front and back side), so that you can put them on your refrigerator or wherever you want to, as a reminder of the events and the date.

We will be putting on 2 more picnics and a Christmas Party this year.

One picnic will be tacos and burritos.  
another will be a Spaghetti dinner.

Dates and times on those will be forthcoming. Keep your eyes on your Tracy's Point Facebook page for

More information, and/or come on out to the monthly meetings to stay in the "know".

The Tracy's Point Community Yard Sale this year will be Saturday, April 15<sup>th</sup>.

We will take care of the advertising, but we do suggest you put yard sale signs up directing those Treasure Hunters

as to where to go. Time will start at 8:00 a.m. (in the ads) and go up until you decide to quit. You make your own hours.

# Tracy' Point Community Club

## Annual Financial Report 2022

### Annual Financial Report 2022

#### Account Balance 12/31/2022

#### Bank Accounts

Checking	\$26,487.49
Savings	\$0.00

#### Assets

Christmas Fund	\$26.00
Petty cash	\$26.51

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Total	\$26,518.97
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**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

Christmas Fund Donation	\$333.50
Dues	\$10,119.30
Dues Interest Collected	\$699.43
Dues Late Fees Collected	\$842.00
Dues Legal Fees Collected	\$150.00
Dues Lien Fees Collected	\$184.00
Dues Postage Collected	\$140.22
Petty Cash	\$50.00
Sale of Assets	\$9,000.52

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Income Total	\$21,518.97
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#### Expenses

BBQ	\$3,118.05
Bank Fees	\$6.00
Charity	\$1,191.74
Club Expenses	\$175.82
Dues Notice Certified Mail	\$233.67
Dues Notice Postage	\$289.08
Groceries	\$99.64
Insurance Directors & Officers	\$2,188.00
Insurance Property Liability	\$2,503.40
Licenses & Permits	\$61.25
Lien & Release Filing Fee	\$224.00
Lot #9 Refurbishment	\$222.30
Lots and Canal Maintenance	\$698.75
Newsletter	\$142.46
Newsletter Postage	\$116.00
Office Equipment	\$234.33
Office Supplies	\$510.69
Postage- General	\$176.56
Property Tax	\$9.80
Utilities Street Lights	\$1,722.99
Welcome Committee	\$37.28
<b>EXPENSES – TOTAL</b>	<b>\$13,961.81</b>

<b>TOTAL INCOME – EXPENSES</b>	<b>\$7,557.16</b>
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## From the President's Desk

We have a new Board of Officers and Directors this year. There will be a lot of changes, but yet some things will still be the same. We will be going around making sure that long grass is mowed and garbage is not stacked up outside and around your house. Please understand this is not to be rude, but to keep our property values up and the neighborhood looking good. Also we need everyone to show up at the meetings to get input on how to make our community grow as one. Please understand it is very difficult to make everyone happy, but we will try our best. Thank you, from the President,

John R Webber

## Earthquake Cake

### Ingredients:

1 box Duncan Hines German Chocolate Cake Mix

- 3 eggs
- 1 1/3 c. water
- 1/2 c. oil
- 1 c. coconut
- 1/2 c. chopped walnuts
- 8 oz. softened cream cheese
- 1 stick softened butter
- 2 c. powdered sugar
- 1 tsp. vanilla
- 1 pkg. chocolate chips

### Directions:

Preheat oven to 350 degrees F and lightly spray a 9 'x 13' pan with cooking spray. In the bottom of pan, put the coconut and nuts.

Mix cake mix according to package directions. Spread batter over the nuts and coconut.

In a bowl, mix the cream cheese, butter, vanilla, and powdered sugar until fluffy. Spread over the batter. Sprinkle with chocolate chips. Bake at 350 degrees F for 50 minutes. Cool.

Some people serve this with cool whip on top. Some people think it is great without it. Server's choice.

When this comes out of the oven, it looks like it has exploded (it does not actually explode, so it won't mess up your oven!). That's why it's called an Earthquake Cake. The cream-cheese mixture sinks and the nuts and coconut rise, and it looks really funky!! But it tastes delicious!!