

Tracy's Point Community Club, Inc.

PO Box 301, Lake Panasoffkee, FL 33538

Annual Meeting Minutes

Secretary's Report

January 21st 2025

I. President Call to Order

A. The Acting Vice President, Paul Lauer, called the Annual meeting to order at 7:05 pm

B. Board Members in attendance were; Acting Vice President Paul Lauer, Secretary Patty Webber, Treasurer Dianne Hutchings, and Director Dale Young, Alternate Debra Arcus. 30 Community Members were in attendance.

II. Corporate Reports:

A. Dianne read the 2024 Annual Report. Kathy Thomas made a motion to approve the report, Sabrina Gorby seconded the motion. Approved by unanimous vote.

B. Paul Lauer read the January 16, 2024 Annual Meeting Secretary's Report. Paul Lauer made a motion to approve the 2024 Annual Meeting minutes, several members made the motion to second it. There was a unanimous vote to approve.

C. Lot Maintenance

1. Dianne Hutchings said the canal cleanings should start tomorrow as long as it doesn't rain.

D. Code Compliance.

1. Paul Lauer reported he turned in 1 lot for trash and debris. The County comes out , sends them a letter, they clean it up and 2 months later Paul turned them in again. Paul did some follow ups, one on CR 457 will have a hearing the January 30th, there is another one on CR 457, that has been a mess, It went to a Special Master's Hearing and they were given until February 28th to clean that up or they will start fining them.

III Old Business.

A. Update on petition: Debra Arcus reported all envelopes are ready to go out. She is still looking for volunteers to go door to door to get signatures. Debra stated that it is still too early to know which way it will go, but she has had feedback from several so far that they do not want anymore renters in the Community. She stated that there are multiple Investors and Developers that currently own multiple homes in the Community, and Owners that rent out their homes also. Chris Ross stated they we cannot change the Original ByLaws and Paul Lauer said the State of Florida have a Statue saying we can. Chriss Ross asked for the Statue number and he will look it up. Paul replied Florida Statue # 720.306 sub paragraph H: "[Except as otherwise provided in this paragraph, any governing document, or amendment to a governing document, that is enacted after July 1, 2021, and that prohibits or regulates rental agreements applies only to a parcel owner who acquires title to the parcel after the effective date of the governing document or amendment, or to a parcel owner who consents, individually or through a representative, to the governing document or amendment.](#)" So in other words, anyone that owns a property can rent, anyone who purchases a property after the date of the Amendment approval is subject to the 15% restrictions. You need to contact the HOA to see where you stand on the percentage. It is under, you can rent, if it's over, you can't. Questions on the verbiage were brought up under the Grandfather rights paragraph, and Sabrina Gorby asked if they were read by an Attorney. Under the New Florida HOA

Laws, new Amendments need to be approved to make sure the wording is legal. Dale Young replied that we want to make sure the amendment passes within the Community first before we take it to an Attorney. There is no reason to spend the money before we know the amendment passes.

Paul Lauer if we wanted to continue on the subject and the members present said no until we see what happens. Another member asked how many homes are currently leased. Paul replied that 52 would be the amount allowed to rent, but he was sure of the current amount.

Debra Arcus replied at this time we have records for about 40, but not an exact amount yet. As we go door to door is when we find out if homes are rented, and we haven't finished going door to door with the petition yet. Debra also pointed out that Renting property when you do not live in the Community is running a business. Another Community member said, don't we already have something in our bylaws about running a business here and the answer is yes. Paul Lauer doesn't think renting a house is considered running a business to which Debra Arcus replied, they are making money from renting and not putting anything back into the Community, that's a Business.

IV New Business:

- A. Dianne Hutchings made a motion to waive the Crime Prevention Insurance per FS720.303.5. It would save the HOA between \$300 to \$400 or more per year, and it is a duplicate of the Directors Liability Insurance. It was seconded by Patty Webber, and was approved by unanimous consent.
- B. Debra Arcus wants to amend the ByLaws Article 3 Section 2 sub paragraph D which currently states that Directors should be members in good standing of this Corporation, at least 21 years of age, a resident of Florida and shall be familiar with Florida statute 720 for Homeowner's Associations. Debra would like to make a motion to amend the ByLaws to:
The Directors shall be members, in good standing, of this Corporation, at least twenty-one (21) years of age, residents of Florida, and resident owners in the Tracy's Point/Thunderbird Terrace Sub-Division, and shall be familiar with Florida Statute 720 for Homeowner's Associations. It is already in the ByLaws that you have to be a resident of Florida, this means that if you want to be on the HOA Board of Directors, you have to be an Owner resident in the Tracy's Point Subdivision for most of the year to be able to attend the meetings. Cindy Watson made a motion to accept, Kathy Thomas seconded. Passed by majority vote.
- C. We need 4 Board Members and an Alternate.
Candidates elected by majority vote are: Charles Pennington, John McHugh, Claire Lynch, Curt Lindsey, Debra Arcus. Chris Ross volunteered by did not get majority Votes. Paul Lauer asked for their email addresses and phone numbers to that he can set up a workshop meeting for them to decide their positions on the Board.
- D. Mowing for Lot 9 and the strip is up for bids, if anyone wants to submit a bid. We had one. Patty Webber said John Webber will continue to do the mowing and maintaining of Lot 9 and the strip for the same price as last year if approved by the Board. Dianne Hutchings said John did a good job.
- E. The Board wants to thank Sabrina and Jake Gorby for purchasing the 1st, 2nd, and 3rd place signs for the Christmas decorating contest.

V. Parcel Owner Commitment Period:

- 1. James Stoops asked what the website address was. Paul Lauer replied the address.
- 2. Alan Thomas requested street lights for Lot 9 and reflectors for the signs on the Lot, maybe to deter the kids from destroying the Lot.

VI Meeting closure and adjournment.

- A. 50/50 amount of \$18.00 was won by David Skorup.
- B. Meeting was adjourned at 7:44 p.m.

Minutes submitted by Secretary Patty Webber.