



# February Newsletter 2025

- Stay up to date with our website:  
[Tracypointhoa.com](http://Tracypointhoa.com)
- Follow us on:  
[Facebook.com](https://www.facebook.com/TracysPointHOACommunityClub)  
[Tracy's Point HOA Community Club](https://www.facebook.com/TracysPointHOACommunityClub)
- Mail all dues and correspondence to:  
Tracy's Point  
Community Club, Inc.  
P.O. Box 301  
Lake Panasoffkee, Fl.  
33538
- **Upcoming Events**

02/22/25 community yard sale  
starting at 8am

## • Upcoming 2025 Meetings

January 21<sup>st</sup>,  
February 18<sup>th</sup>, March  
18<sup>th</sup>, April 15<sup>th</sup>, May  
20<sup>th</sup>, September 16<sup>th</sup>,  
October 21<sup>st</sup>,  
November 18<sup>th</sup>,  
December 16<sup>th</sup>.

No meetings  
scheduled for June,  
July or August  
for summer break.

Meetings are held  
7:00 p.m. at:  
Lake Panasoffkee  
Recreation Center  
West Wing  
1589 C.R. 459  
Lake Panasoffkee, Fl  
33538

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

## 2025 Board of Directors

**President:** Charles Pennington 352-446-3735 [crp13gw@gmail.com](mailto:crp13gw@gmail.com)

**Vice President:** Curt Lindsey 352-299-4568 [clindsey2024@protonmail.com](mailto:clindsey2024@protonmail.com)

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

**Secretary:** Claire Lynch 352-233-5830 [clairebear711@outlook.com](mailto:clairebear711@outlook.com)

**Director:** Debra Arcus 352-603-0465 [classicblack10@gmail.com](mailto:classicblack10@gmail.com)

**Alternate:** John McHugh 352-222-4444 [windsong105@aim.com](mailto:windsong105@aim.com)

## 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**

## Notice of Recorded Amended Bylaws

At the Annual Meeting of all members on Tuesday, January 21, 2025 at 7:00 pm in the Lake Panasoffkee Recreation Center, located at 1589 CR 459 Lake Panasoffkee, FL 33538, the majority of members present voted to approve a change to the Tracy's Point Community Club By-Laws Article 3 Section 2.

### Paragraph D

From: "The Directors shall be members, in good standing, of this Corporation, at least twenty-one (21) years of age, residents of Florida, and shall be familiar with Florida Statute 720 for Homeowner's Associations."

To: "The Directors shall be members, in good standing, of this Corporation, at least twenty-one (21) years of age, residents of Florida, resident owners in the Tracy's Point/Thunderbird Terrace Sub-Division, and shall be familiar with Florida Statute 720 for Homeowner's Associations."

The amended By-Laws were recorded on January 21, 2025 in the Official Records Book 4792, Pages 382 through 390, of the public records of Sumter County, Florida.

## Tracy's Point Community Club Annual Financial Report 2024

Account Balances As of: 12/31/2024		Income and Expenses for 2024	
Account	CURRENT_BALANCE	Income	
Bank Accounts		Bank fees returned	\$ 10.00
Checking	\$ 10,941.52	Christmas Fund Donation	\$ 17.11
Savings	\$ 0.00	Dues	\$ 9,704.66
Bank Accounts - Total	\$ 10,941.52	Dues Interest Collected	\$ 64.71
Assets		Dues Late Fees Collected	\$ 970.00
Christmas Fund	\$ 0.00	Dues Legal Fees Collected	\$ 161.00
Petty Cash	\$ 59.28	Dues Lien Filing Collected	\$ 95.00
Assets - Total	\$ 59.28	Dues Postage Collected	\$ 189.82
Total	\$ 10,999.80	Income - TOTAL	\$ 11,203.30
		Expenses	
		Advertising	\$ 20.00
		BBQ	\$ 478.88
		Bank Fees	\$ 0.00
		Christmas Decoration Prize	\$ 225.00
		Christmas Parade	\$ 209.57
		Club Expenses	\$ 21.96
		Dues Notice Certified Mail	\$ 220.56
		Dues Notice Postage	\$ 402.88
		Groceries	\$ 214.12
		Insurance Directors & Officers	\$ 2,950.90
		Insurance Property Liability	\$ 2,914.82
		Licenses and Permits	\$ 61.25
		Lot #9 Refurbishment	\$ 200.40
		Lots and Canal Maintenance	\$ 954.89
		Newsletter	\$ 225.54
		Newsletter Postage	\$ 737.78
		Office Equipment	\$ 215.99
		Office Supplies	\$ 1,412.13
		P.O. Box	\$ 72.00
		Property Tax	\$ 4.51
		Recording Fees	\$ 221.50
		Utilities - Street Lights	\$ 1,707.83
		Web site costs / maintenance	\$ 375.27
		Welcome Committee	\$ 112.77
		Expenses - TOTAL	\$ 13,715.34
		TOTAL INCOME - EXPENSES	\$ -2,512.04

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

## Reminder:

Due to high insurance costs, along

with electricity and supply

increases, as of January 1<sup>st</sup>, 2025,

dues rose from \$28.00/year to

\$40.00/year. That amounts to

\$1.00 more a month.

Dues were due by January 15<sup>th</sup>,

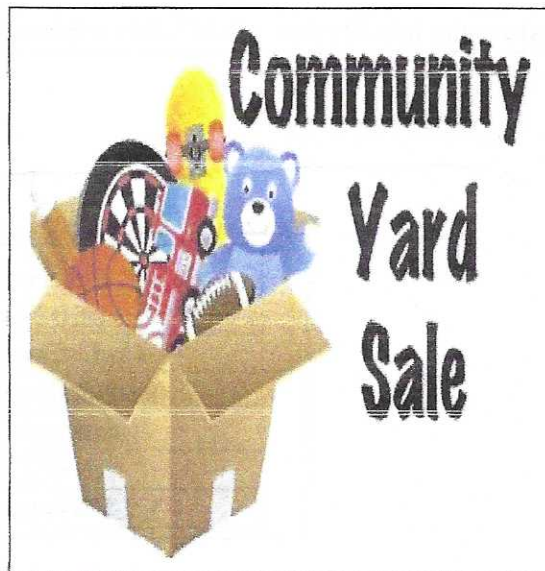
2025, but are still payable

anytime, reach out to Diane for

any questions or assistance

regarding dues.

## Exciting News updates in Tracy's Point Community Club, Inc :



It's that time of year again!!

The neighborhood yard sale is here.

You heard that right,

Tracy's Point Community Club annual neighborhood yard sale will be

February 22nd, 2025. 8:00 a.m.- until you decide

The HOA will take care of advertising.

TIP-It may be beneficial to post signs pointing to your street. Kind of like giving the treasure hunters a map to the treasures.



**Winners of the 2024 Christmas Decorating Contest:**

**1st Place:** Catherine and Nathan Wilson (CR 440).

**2nd Place:** Art and Melissa Hansen (CR 442).

**3rd Place:** Tracy and Susan Bush (CR 451).

**Judges:** Jake Gorby, Sabrina Gorby, Patty Webber, and Paul Lauer

Thank you, John Webber for providing his tractor and trailer to transport the judges around the neighborhood to view the decorations and Jake and Sabrina Gorby, for donating the yard signs for the winners.



**PSA:**

**Sumter County Florida – Property Fraud Alert**

Property Fraud Alert is an online subscription service offered to the public that allows them to have their name monitored within the Recorder's office to track possible fraudulent recordings that affects their property. The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen. While Property Fraud Alert does not prevent fraud from happening; it provides an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place.  
<https://www.propertyfraudalert.com/FLSumter>

It's simple! Just enter your personal and/or business name and you will be notified when a document is recorded with your name match.

**If you require assistance signing up, please call us at:**

**800-728-3858.**

**WELCOME**  
to the  
**neighborhood**

**Tracy's Point Community Club, Inc.**

**extends welcome to the following new owners:**

Douglas & Kimberly Deierlein

David & Lori Dodson

Kyra Eastburn

Andres Guerrero

Kenneth Henson & Claire Lynch

Kari Kittle

Eddie & Corinne Mallory

Victor Mareino

Sharon & Gregory Pennington

Timothy & Latrisha Saunders

Dirk & Kathleen Swaneveld

Nickolas & Susan Vaccaro

Sandy Ann Wigington

**Welcome to our community, we hope you enjoy living here**

Erin C Munz, Clerk of the Courts

215 E. McCollum Ave, Bushnell, FL 33513

(352-569-6600)