

Tracy's Point Community Club, Inc.
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Meeting Minutes: September 16, 2025, Board and General Meeting

Pre-Meeting: Each attendee please sign Attendance Sheet. Get your 50/50 tickets?

Pre-Meeting: Any attendee wishing to make comments MUST sign the Speakers' Sheet prior to the start of the meeting.

Pre-Meeting: Treasurer accepts any HOA Fees.

I. President's call to order and leads Pledge of Allegiance.

- A.** President Curt Lindsey called meeting to order at 7:00pm and led the pledge of allegiance. 5 board members and 26 community members in attendance.
- B.** The President announced the recent resignations of Charles Pennington and John McHugh, new Board Members Paul Lauer and John Russell were appointed to serve their remaining terms. The following are the Board Officers:

President – Curt Lindsey	Treasurer - Dianne Hutchings
Vice President - Claire Lynch	Director – Debra Arcus
Secretary – Paul Lauer	Alternate – John Russell

II. Corporate Reports

A. Treasurer's Reports

- 1. Dianne Hutchings presented the Financial Report for the period May through August 2025, account balance as of August \$22719.58
- 2. Paul Lauer read the Secretary's report of May Board Meeting Minutes, there were no corrections or updates. The minutes were approved by unanimous consent of Board Members

III. Old Business

- A.** Discussion with the Lake Panasoffkee Fishing Lodge owner on the recorded easement has been deferred to October.
- B.** Final count of votes to accept or reject amendment 6.10 Rental Restriction to the Declaration of Covenants. 220 Yes/Approve votes (67% of eligible votes) needed to pass.
 - 1. William Riemer requested clarification of the grandfather right in the amendment and expressed concerns about the property values if new owners are restricted from renting. He also expressed concerns about the board implementing control of the percent of rentals and possible changes in future boards administrating the restriction. Director Arcus addressed his questions.
 - 2. President Lindsey asked for volunteers to audit the ballots to verify the 128 Yes/Approve votes, and the 94 No reject/Not Approve votes received – no volunteers came forward.
 - 3. Curt Lindsey moved to declare the amendment failed to pass; Paul Lauer seconded the motion, voted and approved.

IV. New business:

- A.** Paul Lauer motioned to form a committee to compare current Bylaws and Covenants to Florida Statute 720 to identify conflicts and develop a correction, Curt Lindsey seconded the motion, voted and approved. Paul Lauer, James Stoops, Nathan Wilson, and Cindi Watson will comprise the committee.

V. Parcel owner comments:

- A.** Curt Lindsey asked to make agenda items for the October meeting to discuss the deterioration of the ramp on Lot #9 and the mowing of NW 9th Terrace.
- B.** Claire Lynch asked to make an agenda item for plans on the Christmas Decorating Contest and The Christmas Parade.
- C.** Sabrina Gorby read a prepared statement critical of the HOA effort put into citing owners for violations of the covenants and county codes, she expressed a frustration with overgrown properties, accumulated trash, and people living on properties in travel trailers. She indicated that if the situation doesn't improve she would be willing to take legal action against the board for breach of fiduciary responsibility.

VI. 50/50 Drawing: N/A

VII. Board call for adjournment: Curt adjourned the meeting at 8:25PM