



*Tracy's
Point
Community
Club*

Newsletter November 2025

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

Website: tracyspointhoa.com or Facebook: Tracy's Point HOA Community Club
Tracy's Point Community Club, Inc., PO Box 301, Lake Panasoffkee, Fl. 33538

2025 Board of Directors

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

Quick Reference Numbers

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

Board of Director's Meetings

December 16, 2025

2026 meetings:

January 20th, February 17th,
March 17th, April 21st, May 19th,
No meeting June, July, and August
September 15th, October 20th,
November 17th, December 15th.

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

Upcoming Events

Christmas Decorating Contest
Judging 12/14/25
Lake Pan Christmas Parade 12/06/25
Annual Dinner 01/20/26

The Christmas Decorating Contest is going to be a lot of fun again this year!



The prizes are generous, and it's great that we're keeping the tradition going.

Judging for the contest will be on Sunday December 14, 2025.

John Webber will once again drive the trailer full of judges around the neighborhood.

Everyone is welcome to join in the caravan, driving around the neighborhood. We had a lot of fun last year, so come on out and join us for the fun this year, meet at 1256 CR 443 at 6:00 PM.

Winners will be announced at the HOA meeting on December 16th 2025.

Prizes will be the same as last year.

1st place- \$100.00 + 2026 dues waived.

2nd place- \$75.00 + 2026 dues waived.

3rd place - \$50.00 + 2026 dues waived.

There were some great decorations last year. We hope there will be even more this year.

Annual Meeting & Dinner



Join us for our Annual Meeting and Dinner on Tuesday, January 20, 2026! During this meeting, we will nominate and elect new members to the Board of Directors.

This year, two Directors positions and one Alternate position will be open.

If you're interested in getting more involved and helping guide the future of our organization, we encourage you to submit your name for election at the meeting.

We'll also be serving sub sandwiches, snacks, drinks, and desserts, so come enjoy some good food and great company while casting your vote for the new Board of Directors.

We hope to see you there!
Your participation makes a difference.

Dinner at 6:00 p.m.

Lake Panasoffkee Recreation Center
West Wing
1589 C.R. 459
Lake Panasoffkee, FL 33538

Dear Tracy's Point Community,

The team at Panasoffkee Hardware is writing to express our sincere gratitude for all of your support over the years. We deeply appreciate the loyalty and patronage you have shown our business.

We want to inform you that Panasoffkee Hardware will soon be going out of business due to the sale of the company. However, we are pleased to share that an Ace Hardware store will be coming soon to the location.

Thank you once again for being such a wonderful community.

Best regards,
Jay and Sabrina Gorby
Panasoffkee Hardware



Holiday Greetings to our Members

We extend our warmest wishes to you and yours this holiday season! Thank you for all you do to help make your neighborhood a wonderful place to live. However you celebrate, we hope that the holidays fill your home and your heart with joy, peace and happiness. We are truly grateful to serve you!

Warmest regards,

The Tracy's Point Board of Directors

The Tracy's Point Community Club Bylaw Committee (Paul Lauer, James Stoops, Nathan Wilson, and Cindi Watson) has been working on aligning our HOA bylaws with Florida Statute 720, which governs homeowner associations in the state of Florida.

The following pages are the recommended revisions and additions to bring the bylaws to the latest legislative requirement.

You will be asked to vote on the revised bylaws at the upcoming annual meeting. Please take time to review and familiarize yourself with the revisions in advance to ensure an informed discussion and vote.

Proposed Bylaw's revisions and additions to comply with the current Florida Statute 720

Article 2 MEMBERS

Section 1. Responsibilities

Current:

The Board of Directors may suspend Members for violations of these provisions. Payment of assessments and fees shall not be accepted between the Call to Order and the Adjournment of any meeting.

Revised:

The Board of Directors may suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent. All suspensions imposed must be approved at a properly noticed board meeting. Upon approval, the board must send written notice to the parcel owner by mail or hand delivery to the parcel owner's designated mailing or e-mail address in the association's official records (See FS720.305 for details). The suspension ends upon full payment of all obligations currently due or overdue to the association.

Section 2. Privileges

Members (in good standing) will have exclusive rights to:

1. Voting on any issue requiring a vote by the Members.
2. Access to and use of parcels legally held by the Corporation and designated as common property for limited resident use. (The Board of Directors reserves the right to manage said parcels as deemed necessary for the common good and protection of the members of the Corporation)
3. Property Rights are prescribed by Article 11 of these By-Laws.
4. *Member disputes may use private mediators to assist them in resolving their issues. Certified mediators may be selected by visiting the Supreme Court's website at www.flcourts.org. The process for initiating a petition for arbitration or the serving of a demand for pre-suit mediation as provided for FS 720.311*

Section 3. Members Meetings

Current:

- A. The Annual Meeting of Members shall be held on the third Tuesday of January, directly following the meeting of the Board of Directors in the place, and on the schedule provided to members at least 15 days in advance of the meeting.

Revised:

- A. *The Annual Meeting of the Members shall be held on the third Tuesday of January, directly following the meeting of the Board of Directors at the same location.*

Current:

- B. Special meetings of the Members shall be held when called by the President or the Board of Directors, provided at least forty-eight (48) hour notice of such special meeting shall be given and such notice shall provide the place, time, and reason for the special meeting.

Revised:

- B. *Special meetings of the Members shall be held when called by the President or the Board of Directors. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.*

Current:

- D. Notice of any Special meeting of Members, shall be published in at least two local newspapers or general publications, or notices sent to each member, and a notice posted on the clubs bulletin board near the Post Office at least forty-eight (48) hours in advance.

Revised:

- D. *The Annual Meeting of the Members and any Special meeting of the Members called by the President of the Board or by the Board of Directors will have notices mailed or delivered 15 days in advance to all members; The Notice will be posted on the Bulletin Board (near the Post Office); and Posted on the HOA's web page. The Notice will provide the place, time, and reason for said meeting. Evidence of compliance with this 15-day notice shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the association.*

Current:

E. Voting by proxy shall be permitted only when proxies are solicited by the Board of Directors, in advance.

Revised:

E. Voting by proxy at Annual Members meeting or any Special Meeting of the Members shall be permitted. As per Florida Statues 720.360(8), to be valid a proxy must be dated, must state the date, time, and place of the said meeting. And it must be signed by the authorized person who executed the proxy. It is effective only for the specific meeting for which it is given.

Current:

F. No quorum is required to conduct the business of the Corporation. All issues requiring a vote shall be decided by a majority of the members present at a Members Meeting.

Revised:

F. The percentage of voting interests required to constitute a quorum at a Members Meeting shall be 5 percent (5%) of the total voting interests. All issues requiring a vote shall be decided by a majority of the members present at a Members Meeting.

Article 3
BOARD OF DIRECTORS

Section 2. Numbers, Qualification, Election and Tenure

Current:

C. Directors shall be elected by majority vote of the Voting Members present at the Annual Meeting of Members. Elections shall be held each year to fill an expiring Director's term.

Revised:

C. Directors shall be elected by plurality of the votes cast by Voting Members present at the Annual Meeting of Members. Elections shall be held each year to fill an expiring Director's term. All members in good standing are eligible to serve on the board of directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held.

Section 4. Duties

Current:

D. The Treasurer shall have the care and custody of and be responsible for all funds in the name of the Corporation in such banks, trust companies, safe deposit vaults, or other investment vehicles, as the Board of Directors may designate. He or she shall sign, make and endorse in the name of the Corporation all checks, drafts, warrants and order for the payment of money, and pay out and dispose of same and receipt thereof, under the direction of the President or the Board of Directors, except that all checks and drafts greater than \$250.00 shall require a secondary signature by another officer designated by the Board of Directors. He or she shall render a statement of the condition of the finances of the Corporation at each regular meeting of the Board of Directors, and at such other times as shall be required of him or her, and a full financial report at the annual meeting of the Members. He or she shall keep correct records of account of all corporate affairs and transactions and such other books of accounts as the Board of Directors may require, specifically but not limited to, records to support the Secretary's prescribed duties.

Revised:

D. The Treasurer shall have the care and custody of and be responsible for all funds in the name of the Corporation in such banks, trust companies, safe deposit vaults, or other investment vehicles, as the Board of Directors may designate. He or she shall sign, make and endorse in the name of the Corporation all checks, drafts, warrants and order for the payment of money, and pay out and dispose of same and receipt thereof, under the direction of the President or the Board of Directors, except that all checks and drafts greater than \$250.00 shall require a secondary signature by another officer designated by the Board of Directors. He or she shall render a statement of the condition of the finances of the Corporation at each regular meeting of the Board of Directors, and at such other times as shall be required of him or her, and a full financial report at the annual meeting of the Members. He or She shall send an invoice for annual assessments or a parcel's statement of the account. He or She shall collect dues, late fees, interest, and fees incurred with collection, and shall secure any debt owed to the association as per Florida Statute 720.3085. He or she shall keep correct records of account of all corporate affairs and transactions and such other books of accounts as the Board of Directors may require, specifically but not limited to, records to support the Secretary's prescribed duties.

Add:

- E. *The Board of Directors shall maintain official records as outlined in FS 720.303(4), for at least 7 years, public records shall be posted on the HOA website, all records shall be made available to a parcel owner for inspection by request, in writing, to view a copy of association records. The parcel owner will be given access to the records within 10 business days of the request per statute per FS 720.303(5).*
- F. *The Board of Directors shall prepare an annual budget that sets out the annual operating expenses. The budget estimates revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget may include reserve amounts for capital expenditures or deferred maintenance. A copy of the budget shall be provided to each member and posted on the HOA website.*

Section 5. Removal

Current:

At any Board meeting, any Director or Directors may be removed from office, with or without cause, by a majority vote of the Directors present. The first Director vacancy shall be filled by the Alternate Board Member. Any additional vacancies may be filled by election by a majority of the Directors, at the same meeting in which a Director is removed.

Revised:

As per Florida Statute 720.303(10), any Board of Directors member may be removed from office, with or without cause, by a majority vote of the membership at a Special Meeting. The first Director vacancy shall be filled by the alternate Board Member. Any additional vacancies may be filled by election by the majority of the Director, at the same meeting in which a Director is removed.

Article 10 Amendments

Current:

These By-laws may be amended or replaced and new By-laws may be adopted only by a majority vote of the Members present at a noticed meeting. Amendments or replacement By-laws may be proposed by majority vote of the Board of Directors, or may be proposed by Members through motion from the floor at a meeting of the Members. Revisions must be recorded with the Sumter County, FL Clerk of Courts.

Revised:

These By-laws may be amended or replaced and new By-laws may be adopted only by a majority vote of the Members present at a noticed meeting. Amendments or replacement By-laws may be proposed by majority vote of the Board of Directors, or may be proposed by Members through motion from the floor at a meeting of the Members. Revisions must be recorded with the Sumter County, Florida Clerk of Courts, *and provide a notice to the members that the amendment was adopted, identifying the official book and page number or instrument number of the recorded amendment and that a copy of the amendment is available at no charge to the member upon written request to the association.*