

**Board of Directors (BoD) Meeting Minutes**  
**Caloosa Country Club Estates Property Owners' Association, Inc.**  
**(CCCEPOA)**

The meeting was called to order at 3:30 PM on April 21, 2025, by Merlene Moll Smithyman, President in the Palm Room, Sun City Center Central Campus, 1009 North Pebble Beach Blvd., Sun City Center, Florida 33573.

<b>Present:</b>	Merlene Moll Smithyman	President
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Lois Toeppe	Secretary
	Dianne Baker	Director/ACC Liaison
	Susan Perusse	Director
<b>Residents:</b>	Ciro Capano	CCCEPOA Resident
	Debbie Collins	CCCEPOA Resident
	Roy & Kathy Tate	CCCEPOA Residents
	Scott Buettner	CCCEPOA Resident

A quorum of the BoD was declared to be present. All residents in attendance have signed in and the meeting is now being taped.

Ms. Smithyman reported that because the March meeting of the BoD was canceled, there are no March minutes.

**Treasurer's Report – Graceann Ruven**

Ms. Ruven reported that:

- February's income was \$3,310.00; this included one Estoppel Fee. Expenses paid, \$842.00, which were the usual monthly bills and new checks were ordered, and
- March income was \$880.00; all dues have now been received along with an Estoppel Fee.

Ms. Baker made a motion to accept the Treasurer's report; Mr. Tarr seconded the motion, and the motion passed unanimously.

**Boulevard Committee Report – Dick Tarr**

Mr. Tarr reported that the Boulevard is "looking good." He thinks Jen, The Yard Maid, is doing a good job with her expanded responsibilities.

At a prior Board meeting a committee was appointed to approach the Caloosa Golf Club to provide more financial assistance for the maintenance and repair of Caloosa Boulevard. Mr. Capano and Mr. Tarr wrote a letter making the case for additional

assistance, which was sent to the Golf Club Board of Directors. Subsequently, the committee received a letter from the BoD President, Mr. Joe DeFelice whose response was "No." Mr. DeFelice wrote that he was honoring the existing agreement and felt that the Club's contribution was "sufficient and equitable."

**Architectural Control Committee Report – Dianne Baker, Director-ACC Liaison**

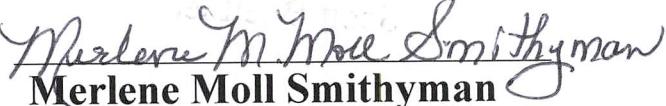
Ms. Baker reported that there was no old business at the ACC meeting. An issue requiring a courtesy letter was resolved. Five approvals were given.

There was no Old or New Business

The next meeting is planned for June 16, 2025. A motion to adjourn the meeting was made by Ms. Baker, seconded by Mr. Tarr; the motion passed unanimously, and the meeting was adjourned at 3:55 PM.

Respectfully submitted,

  
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**Lois Toeppe**  
**Secretary CCCEPOA, Inc.**

  
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**Merlene Moll Smithyman**  
**President CCCEPOA, Inc.**