

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

The meeting was called to order at 3:00 PM on February 17, 2025, by Merlene Smithyman, President, in the Palm Room, Sun City Center Central Campus, 1009 South Pebble Beach Blvd., Sun City Center, Florida 33573.

Present:	Merlene Moll Smithyman	President
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Lois Toeppe	Secretary
	Dianne Baker	Director/ACC Liaison
	Susan Perusse	Director
Residents:	Alexis Hernandez	CCCEPOA Residents
	Ciro/Laura Capano	CCCEPOA Residents
	Jim/Debra Collins	CCCEPOA Residents

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

Mrs. Smithyman called for a reading of the minutes of the January 20, 2025, BoD meeting. A motion to accept the minutes was made by Mr. Tarr and seconded by Mrs. Baker; the motion passed unanimously.

Treasurer's report - Graceann Ruven:

Mrs. Ruven reviewed the report stating that \$843.81 in bills were paid this month. In response to a question regarding the total amount in the treasury, Mrs. Ruven reported that there was a total of \$11,960.81. To answer a question about office supplies, Mrs. Ruven said that she would have to look up the bills for that category. Expenses for the annual meeting were briefly discussed and will be examined more closely for next year's budget. A motion to accept the Treasurer's report was made by Mrs. Baker and seconded by Mrs. Perusse; the motion passed unanimously.

Social Committee Report – Merlene Moll Smithyman:

Mrs. Smithyman reported that no one has volunteered to take charge of the event. If no one volunteers soon, the event will be canceled.

Boulevard Committee Report - Dick Tarr:

Mr. Tarr advised that there is no report; “everything is the same.”

Architectural Control Committee - Dianne Baker/Director-ACC Liaison:

Mrs. Baker reported that at the January ACC Meeting there was no old business. Regarding new business, a resident was asked to take down a political sign and he complied. Nine approvals were given this month. There was a brief discussion regarding metal roofs which will be continued at future ACC Meetings.

Old Business – Dick Tarr:

Mr. Tarr, Chairperson of the Committee appointed to meet with the BoD of the Caloosa Golf and Country Club, stated that the Committee is making progress in planning their approach to the meeting.

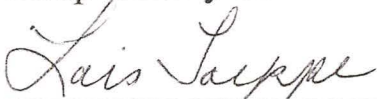
New Business- Merlene Moll Smithyman:

Mrs. Smithyman reported that a garage sale will take place in the HOA. A notice will be developed for all CCCEPOA Residents to use to ensure First Responder Vehicles can access the HOA along with avoiding hinderance to the trash, recycling, and yard waste pickup.

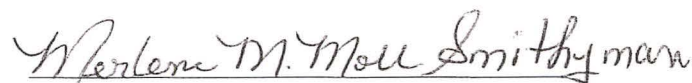
Mrs. Smithyman stated that she and Mrs. Ruven visited the new residents on Wedge Court as the Welcoming Committee. The ACC will visit them in the future.

Residents were reminded to present written questions and/or concerns to any BoD Member for inclusion in the next BoD Agenda. The next BoD meeting is planned for March 17, 2025. A motion to adjourn the meeting was made by Mrs. Ruven and seconded by Mrs. Perusse; the motion passed unanimously, and the meeting was adjourned at 3:55 PM.

Respectfully submitted,



Lois Toeppe
Secretary CCCEPOA, Inc.



Merlene Moll Smithyman
President CCCEPOA, Inc.