

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

The meeting was called to order at 3:35 PM on January 20, 2025, by Merlene Smithyman, President, in the Palm Room, Sun City Center Central Campus, 1009 N. Pebble Beach Blvd., Sun City Center, Florida 33573.

<b>Present:</b>	Merlene Smithyman	President
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Lois Toeppe	Secretary
	Dianne Baker	Director/ACC Liaison
	Susan Perusse	Director
<b>Residents:</b>	Scott/Lydia Buettner	CCCEPOA Resident
	Jim/Debbie Collins	CCCEPOA Residents
	Ciro Capano	CCCEPOA Residents
	Ken Enochs	CCCEPOA Resident
	Frank Jobson	CCCEPOA Resident

A quorum of the Board of Directors was declared to be present.

Mr. Tarr acknowledged that all residents in attendance have signed in and the taping of the meeting has begun.

Mrs. Smithyman called for the reading of the minutes of the December 16, 2024, Board meeting. A motion to accept the minutes was made by Mrs. Ruven. Mrs. Perusse seconded the motion which passed unanimously.

**Treasurer's Report – Graceann Ruven**

Mrs. Ruven reviewed the report stating that, as of today, 79 residents had paid their 2025 HOA dues for a total of \$7,110. There are several more checks ready to be deposited. Residents have until the end of January to pay their dues. Mrs. Ruven reported that two expenses paid last month were: \$1160.49 for insurance and \$61.25 for the Florida Annual Report. A motion to accept the Treasurer's report was made by Mr. Tarr and seconded by Mrs. Baker. The motion passed unanimously.

### **Social Committee Report – Merlene Smithyman**

Mrs. Smithyman reported that no one has volunteered to take charge of the Spring Social so, as of now, it is still on hold.

### **Boulevard Committee Report – Dick Tarr**

Mr. Tarr reported that Jen Watson, The Yard Maid, continues to do a good job with the maintenance of the grass plots on the Boulevard. Because “all is well” with the Boulevard there is nothing to report.

### **Architectural Control Committee – Dianne Baker, Director/ACC Liaison**

Mrs. Baker reported that the Committee had no meeting in December so there was no report.

**Old Business** – There was no Old Business.


### **New Business**

Mrs. Baker reported that she attended the January 2, 2025, CA Membership meeting. Included on the meeting's agenda was a Hillsborough County Infrastructure Update. The update included a list of budgeted SCC sidewalk repairs for 2025. She feels that residents should be happy to hear that a budgeted amount of \$193,422 was listed for the East View Drive area. A case number has been issued by the county, given a request by Mrs. Smithyman to define exactly which CCCEPOA streets are involved in the planned sidewalk repairs.

The residents' questions and concerns were answered. They were reminded that in order to get a concern on the agenda for the next Board meeting they need to contact one of the Board members with their written questions or concern.

Mrs. Smithyman stated that the next Board meeting is scheduled for February 17, 2025. A motion to adjourn the meeting was made by Mrs. Perusse and seconded by Mrs. Baker. The motion passed unanimously.

Respectfully submitted,

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

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