

# **Board of Directors (BoD) Meeting Minutes**

## **Caloosa Country Club Estates Property Owners' Association, Inc.**

### **(CCCEPOA)**

The meeting was called to order at 3:32 PM on July 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 & ACC BoD Liaison
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Dianne Baker	Secretary
	Susan Perusse	Director (by phone)
<b>Resident:</b>	Debbie Collins	CCCEPOA Resident

A quorum of the BoD was declared to be present. Ms. Smithyman authorized Mr. Tarr to begin the taping of the BoD meeting. Anyone not wishing to be taped shall leave at this time.

Ms. Smithyman called for the reading of the minutes of June 16, 2025, Board Meeting. A motion to accept the minutes with the correction of a name spelling was made by Ms. Ruven, seconded by Ms. Perusse, the motion passed unanimously.

#### **Treasurer's Report – Graceann Ruven**

Ms. Ruven reviewed the financial report for June, noting that a \$500.00 estoppel fee was received in June, which is included in the year-to-date column, but needs to be recorded in the "June" column. This correction will be made prior to posting on the website. Otherwise, June included just the regular boulevard and electric expenses. A motion to accept the Treasurer's report was made by Ms. Baker and seconded by Mr. Tarr, the motion passed unanimously.

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

Mr. Tarr reported that the boulevard is looking good, and that Jen is doing a good job of handling the expanded work scope. He noted that recently two East View Drive residents, with houses alongside the boulevard wall, extensively trimmed the tree branches on their side of the wall. He acknowledged that both houses did a good, timely job of cleaning up the branches that fell on the boulevard side of the wall. Unfortunately, damage was noticed. In one location, it does appear that the weight of a truck caused one part of the sidewalk to crack into smaller sections. There is really nothing we can do about this as the sidewalk is already in bad shape, and there is no way to prove the damage was caused by the truck. However, we know the top of the wall beside the 2025 East View Drive

house was damaged by a falling tree limb. The residents at that location have been notified that they are responsible for repairing the damage, which will require prior ACC approval before repair work can begin. As the BoD has not yet heard from the residents, Mr. Tarr will follow up on this matter.

### **Architectural Control Committee Report – Larry Hirchak/Chairperson**

Ms. Smithyman requested Ms. Baker to read the ACC Report, which included the fact that the ACC had addressed a complaint regarding 2014 East View Drive, which has been resolved. ACC new business included addressing a concern about weed maintenance at 1923 East View Drive. The resident is a snowbird and will contact their lawn service to address the issue. The Committee also provided information to the residents at 1802 Wedge Court regarding installation of fencing that backs up to their El Rancho neighbor, for them to comply with the second amendment of the CCCEPOA rules and regulations. The ACC reviewed and approved a total of 10 resident requests over the past month.

**Website – Dick Tarr/Administrator:** Nothing to report.

**Old Business:** None

### **New Business:**

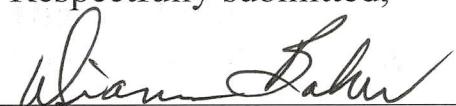
Ms. Smithyman reminded Board Members that it is time to begin working on the budget process for next year and to share any thoughts or items to be considered in the next budget with Ms. Ruven.

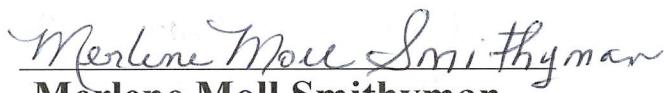
The next meeting is scheduled for August 18, 2025. There being no further business, Ms. Baker made a motion to adjourn the meeting, the motion was seconded by Ms. Perusse and passed unanimously. The meeting was adjourned at 4:05 PM.

### **Comments from Residents:**

Ms. Smithyman asked the resident present if she had any additional questions or concerns and there were none presented.

Respectfully submitted,

  
Dianne Baker  
Secretary CCCEPOA, Inc.

  
Merlene Moll Smithyman  
President CCCEPOA, Inc.