



Caloosa Country Club Estates

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

The meeting was called to order at 5:00 p.m. on April 20, 2026, by Scott Buettner/President, in the Sandpiper Room, Sun City Center Atrium Building, 945 North Course Lane, Sun City Center, Florida 33573.

Present:	Scott Buettner	President
	Dick Tarr	Vice President
	Bill Palmer	Treasurer
	Dianne Baker	Secretary
	Alexi Hernandez	Director

A quorum of the BoD was declared to be present. A total of 17 CCCEPOA Residents signed in on the "Consent to be Video Taped with Audio Recording" record sheet. Anyone not wishing to be taped shall leave at this time.

Mr. Buettner indicated that Board members have had a chance to review the prior minutes from the February 16, 2026 Board meeting and the Board opted to waive reading of the minutes. A motion to accept the minutes was made by Mr. Hernandez, seconded by Mr. Palmer and passed unanimously. There were no minutes from March, as the March 16, 2026 BoD meeting was cancelled.

Treasurer's Report – Bill Palmer

Mr. Palmer gave financial reports for February and March. February expenses included \$525.00 for repairs to the monument entrance signs prior to painting them. March expenses included \$292.94 for paint for those signs and the lamp posts on Caloosa Boulevard. Both months included \$500.00 in estoppel fees collected. The complete monthly financial reports will be available to residents on the CCCEPOA website. Mr. Palmer indicated that two resident dues remain unpaid at this time.

Boulevard Committee Report – Dick Tarr/ acting Chairperson

Mr. Tarr reported that the status of the Boulevard is good. Following up from the prior meeting, Mr. Tarr has gotten three quotes for painting the boulevard side and top of the wall: \$3,800, \$3,600 and \$3,200. A quote to power wash the wall

CCCESTATES.com



Caloosa Country Club Estates

prior to painting was for \$1,400. He noted that many companies he talked to were not able to do the job because their truck does not have tanks to bring in the necessary water, since there is no water supply at the boulevard. Mr. Tarr will check on an additional company suggested by a resident, but right now the best price for power washing and painting is \$4,600.

At this point, a lengthy discussion ensued regarding how to pay for painting the wall, as the 2026 Budget basically covers expected expenses and does not cover this additional expense. Options discussed included future dues increases, a special assessment and possible donations to cover the wall painting. Mr. Buettner indicated this is an initial discussion and the Board will revisit the costs and options at the next meeting.

Boulevard discussions also included Mr. Buettner and Mr. Hernandaz sharing the results from their discussion with Hillsborough County regarding County assistance with Boulevard maintenance. Public Works indicated that they could maybe mow 2 -3 times per year, but it would not be a priority and they would not be able to keep it up to our HOA standards.

Architectural Control Committee (ACC) Report – Kathy Tate/Chairperson

Ms. Tate indicated that after the meeting today, the ACC will **not** accept old ACC approval request forms, as the format of the form has changed. She distributed copies of a new 2026 Spring Newsletter. The newsletter format will be used periodically for reminders and information. A discussion followed regarding the new ACC Charter that Ms. Tate had presented to the Board for their review. Ms. Tate indicated the ACC report from their monthly meeting will be ready for posting to the website and bulletin board within 48 hours of the ACC meeting. The discussion also included the need for a Compliance Committee, separate from the ACC. Further action on the new ACC Charter was tabled until the next BoD meeting to allow for updates to the form to be completed.

At this point Mr. Buettner emphasized the need to remind all residents of two important issues:

1. Please check your Lamp Post light periodically to make sure it is lighted at night and repair or change bulbs as needed.

CCCESTATES.com



Caloosa Country Club Estates

2. There is a problem with residents doing whatever they want on the exterior of their homes and in their yards, bypassing the need to fill out an ACC application for approval before any work can be done. Please follow our POA rules, which require prior ACC approval before exterior work/changes are started. Please contact the ACC with any questions.

Website – Alexi Hernandez, Website Administrator

Mr. Hernandez indicated the website is healthy and he will be adding new photos soon. He indicated the average number of hits per month last year was 14, which has increased to 85 this year, with 43% of hits coming from Sun City Center. Mr. Hernandez requested permission from the Board to add a link to the website which would take people to properties available for sale in Sun City Center. A motion to add this link to the CCCEPOA website was made by Mr. Tarr, seconded by Mr. Buettner, and passed unanimously.

Old Business:

The Flag Committee still needs volunteers. Karen McInnis indicated she was willing to help.

Mr. Buettner indicated the Welcome Committee needs help getting organized with the packet of information to be given to new residents. Ms. Baker, along with Mr. Palmer and Mr. Tarr, will help get this ready. After discussion, it was decided that two separate visits to new residents is important. The first from the Welcome Committee to share information, with a follow-up by the Architectural Committee to introduce themselves and answer questions.

New Business:

1. Mr. Buettner recommended resident Karen McInnis to fill the Board position vacated by Susan Perusse. A motion was made by Mr. Palmer to add Karen McInnis to the CCCEPOA Board of Directors. The motion was seconded by Ms. Baker and passed unanimously.
2. Mr. Buettner indicated they are working on updates to our estoppel information, and also possibly information given to realtors.

CCCESTATES.com



Caloosa Country Club Estates

3. Mr. Buettner also indicated the POA is in the beginning stages of setting up a Fining Committee and there are three people willing to be on the Committee.
4. Mr. Buettner reported he recently attended a convention where he was able to obtain information on several attorneys who specialize in HOAs. He will forward some of this information to Board members for review in selecting a new attorney for our POA.
5. Mr. Buettner issued a special Thank You to several residents: Karen McInnis, Pam and John Tipton and Alexi Hernandez for their efforts to clean and paint the Boulevard lights and lamp posts. Also, a big Thank You to Mr. Hernandez for his time and efforts to paint the Boulevard entrance monument signs. He noted that whenever the Boulevard wall is painted, the plan is to paint it the same color as the entrance signs.
6. Mr. Buettner also thanked Kathy Tate for all the time and effort she has spent on updates to the ACC process and the new newsletter.

The next meeting is scheduled for May 11, 2026.

There being no further business, Mr. Hernandez moved to adjourn the meeting. Mr. Palmer seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:40 p.m.

Immediately following adjournment, Mr. Buettner turned the meeting into a Residents Forum and invited residents present to share any thoughts, questions or issues that they wished to discuss. A few topics were discussed and the Forum closed at 7:00 pm.

Respectfully submitted,

Dianne Baker
Secretary, CCCEPOA, Inc.

Scott Buettner
President, CCCEPOA, Inc.

CCCESTATES.com