



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 February 16, 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 20 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 requested Secretary, Dianne Baker, to read the minutes of the January 19, 2026 Board meeting. A motion to accept the minutes was made by Mr. Palmer, seconded by Mr. Buettner and passed unanimously.

Treasurer's Report – Bill Palmer

Mr. Palmer reported that the annual Income and Expense statement for 2025, as required by Florida Statute 720, was recently mailed to all CCCEPOA residents. Income for the month of January 2026, included dues payments by most residents. No estoppel fees were collected in January. The complete monthly financial report will be available to residents on the CCCEPOA website. Mr. Palmer indicated that ten resident dues remain unpaid at this time, which he is in the process of collecting. A motion to accept the Treasurer's report was made by Mr. Buettner, seconded by Mr. Tarr, and passed unanimously.

Boulevard Committee Report – Dick Tarr/ acting Chairperson

Mr. Tarr reported that the last two lights have recently been fixed and the Caloosa entrance signs are now well lighted. Otherwise, all is quiet with the

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Boulevard. Mr. Buettner added that they are experimenting with adding some additional lights to illuminate the greenery around the entrance signs.

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

Ms. Tate was available to answer any additional questions from Board members or residents relative to the ACC proposed changes to the ACC process and the ACC approval form. Mr. Buettner explained that the reason for the changes is to be in compliance with Florida State Statute 720, indicating that the ACC cannot meet outside of a properly noticed, open meeting to decide on ACC applications. This means that ACC applications will now be reviewed once a month, at the ACC monthly meeting. After much discussion, a motion was made by Mr. Palmer and seconded by Mr. Tarr, to adopt the new proposed changes and approval form presented by the ACC, with the addition of a “Standard Selections” option recommended by Mr. Buettner. This option will be a “work in progress”, but will be a list of “Standard Selection” items (such as house paint colors, Florida Friendly plantings, etc.). There will be a short, “Notice of Standard Selection” form to be submitted by the resident, which will allow for a faster, “Notice to proceed” approval from the ACC for items on the Standard Selection list. Anything not on this published “Standard Selection” list would need to follow the regular ACC review process and would be decided on at the next properly noticed monthly ACC meeting. The motion passed unanimously.

Website – Alexi Hernandez, Website Administrator

Mr. Hernandez indicated that he has updated the plug-ins and the website is functioning properly. Board members resolved the issue of how to get the minutes and other documents to Mr. Hernandez in the proper format for him to upload them to the website.

Old Business: None

New Business:

There were several items that Mr. Buettner brought up under new business:

1. Sam Juhasz still needs two people to volunteer for the Flag Committee to put up flags on specified patriotic holidays. Each volunteer has a

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designated area they are responsible for. Please let the Board or Mr. Juhasz know if you are willing to help with this.

2. Mr. Buettner also mentioned that we still need two volunteers for the “Welcoming Committee”, to welcome new residents to our neighborhood. Nancy Juhasz and Linda Merikanto volunteered to do this. The Board thanks them very much and will put together the information for them to distribute to new residents when they call on them.
3. Since there is a limit of four people that Digital Eel can forward emails to, which have been submitted on the CCCEPOA website, Mr. Palmer will forward them to Mr. Hernandez, so that all BoD members will see them.
4. Mr. Palmer will notify the Board members and the ACC of the name and address of new people moving into our POA. Mr. Palmer is also the one who is responsible for maintaining the list of residents and their contact information, which is carefully safeguarded.
5. Mr. Buettner discussed an issue that arose recently, when a resident asked the BoD to distribute information regarding a missing pet via the Board’s email list, which was setup to only be used for communicating Board information to residents. A discussion followed on ways to communicate “Social Information” to POA residents. A motion was made by Mr. Tarr to continue the use of the Board email list for Board related information only. The motion was seconded by Ms. Baker and passed unanimously. Kathy Tate volunteered to set up a Private Facebook Page as a CCCEPOA “Social Page”. Vicki Franks volunteered to assist her. Mr. Buettner noted that this Facebook page would not be “Board Sanctioned”.
6. In a follow-up to resident requests at the January BoD meeting, the Board voted unanimously to investigate what Hillsborough County might do relative to helping with Caloosa Boulevard maintenance.



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7. Also, following up on January discussions, it was decided that the Board will get some estimates on painting the Boulevard wall.
8. Mr. Buettner reminded everyone that there should be **NO PARKING** on the Caloosa Boulevard sidewalks.
9. In response to a recent complaint from a resident, Mr. Buettner indicated that a new complaint form is being implemented. It will require the resident lodging a complaint to provide their name, contact information and a description of the problem. The form will also include details of how the problem was handled. It will be available on the website and can be dropped off, emailed or texted to a Board member.
10. In response to a recent issue where a CCCEPOA resident did not follow the ACC approval process to get prior approval for putting on a new roof and gutters, a new process is being implemented. In the case of an ACC approval violation, the resident will receive a letter giving them a specified date to rectify the situation. If not rectified by the date specified, there will be a \$100.00 per day fine imposed until the problem is rectified.
11. In response to a suggestion from the January meeting, Mr. Buettner indicated that Mr. Palmer has now set up all CCCEPOA payments to be sent electronically, eliminating the need for mailing out checks.
12. Lastly, Mr. Buettner confirmed that in response to many negative comments relative to the Annual Meeting, the Board will begin the process of looking for a new attorney.

The next meeting is scheduled for March 16, 2026.



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There being no further business, Mr. Palmer moved to adjourn the meeting. Mr. Tarr seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:25 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 6:50 pm.

Respectfully submitted,

**Dianne Baker
Secretary, CCCEPOA, Inc.**

**Scott Buettner
President, CCCEPOA, Inc.**