



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 January 19, 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
	Bill Palmer	Treasurer
	Dianne Baker	Secretary
	Alexi Hernandez	Director
Absent:	Dick Tarr	Vice President

A quorum of the BoD was declared to be present. A total of 32 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.

Since there was no December meeting, there were no December BoD minutes to be read. Mr. Buettner requested Secretary, Dianne Baker, to read the minutes of the November 2025 Annual Meeting of the CCCEPOA. A motion to accept the minutes as read was made by Mr. Palmer, seconded by Mr. Buettner and passed unanimously.

As requested, Ms. Baker then read the minutes of the November 2025 Annual Organizational Meeting of the CCCEPOA Board of Directors. A motion to accept the minutes as read was made by Mr. Palmer, seconded by Mr. Buettner and passed unanimously.

Treasurer's Report – Bill Palmer

Mr. Palmer began by thanking Graceann Ruven for her thoroughness in passing on the information necessary for him to take over as Treasurer. He also thanked the past Board of Directors for their service to our community. Mr. Palmer gave a brief overview of the past month and will provide a formal treasurer's report in the near future. He indicated that 2025 ended up \$3,900 over budget, due in part to the \$1,210 electrical repair work for the boulevard

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lights and \$2,400 for the website. Therefore, the dues increase to \$125.00 for 2026 was a good idea. To date, \$10,625 for 2026 dues has been collected.

Boulevard Committee Report – Dick Tarr/ acting Chairperson

In Mr. Tarr's absence, Mr. Buettner thanked Mr. Tarr for his time and efforts in resolving the boulevard lighting issue which occurred when the sidewalk repair was done. Mr. Buettner also indicated that the electrical repair bill included installation of an optical sensor, which will automatically turn the boulevard lights on and off at the appropriate times.

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

Ms. Tate and ACC committee members were in attendance to present their proposal for changes to the ACC approval process and the approval form. After a lengthy discussion, including questions from the Board and Residents, it was determined that the BoD needs time to review the proposed changes and the discussion was tabled for now.

Website – Alexi Hernandez, Website Administrator

Mr. Hernandez indicated that he has made changes to streamline and refresh the website and make it more modern, as well as including a variety of lifestyle photos. Since he is able to make the changes himself, there will be a cost savings. The POA will still need to pay the annual \$264.00 hosting fee to Digital Eel. Mr. Buettner thanked Mr. Hernandez for his work on updating the website.

Old Business: None

New Business:

Mr. Buettner indicated that Susan Perusse has resigned from the Board as of December 31, 2025. He thanked her for her years of service to the POA.

Mr. Buettner also mentioned that we need new volunteers for the "Welcoming Committee". In the past, it has been two residents who call on new CCCEPOA residents after they move in, to welcome them to our neighborhood and share a packet of helpful information with them.

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Another topic that Mr. Buettner presented is that the boulevard entrance walls are looking like they need some attention and may need repainting. There will be further discussion on possible ways to handle that.

The next meeting is scheduled for February 16, 2026.

There being no further business, Mr. Palmer moved to adjourn the meeting. Ms. Baker seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:10 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 wide variety of topics and suggestions were discussed, some of which will be added to the agenda of future BoD meetings.

Respectfully submitted,

Dianne Baker
Secretary, CCCEPOA, Inc.

Scott Buettner
President, CCCEPOA, Inc.