



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 5:02 p.m. on July 13, 2026, by Scott Buettner/President, in the Caper 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 (Video call)	Director
	Karen McInnis	Director
Absent:	Dick Tarr	Vice President

A quorum of the BoD was declared to be present. A total of 13 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 minutes from the May 11, 2026 Board meeting and the May 14, 2026 special Board meeting. The Board opted to waive reading of the minutes. A motion to accept the May 11, 2026 minutes was made by Ms. McInnis, seconded by Mr. Palmer and passed unanimously. A motion to accept the May 14, 2026 minutes was made by Mr. Palmer, seconded by Ms. McInnis and passed unanimously.

Treasurer's Report – Bill Palmer

Mr. Palmer reported that the only June expense other than the typical boulevard and Teco amounts, was \$257.76 to purchase 76 new flags, as requested by the flag committee. This quantity stayed within the \$300 budgeted amount for 2026. One estoppel fee was collected in June. As usual, the complete monthly financial reports will be available to residents on the CCCEPOA website.

Boulevard Committee Report

President Buettner requested Mr. Hernandez to give a recap of his ongoing discussions and correspondence with Hillsborough County regarding the mowing of Caloosa Boulevard. Ms. McInnis read the report for Mr. Hernandez,

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Caloosa Country Club Estates

which indicated he has continued to follow-up with the County regarding discussions reported at previous Board meetings. He is seeking a written response from the County regarding their responsibility in maintaining Caloosa Boulevard. Mr. Buettner reminded residents that CCCEPOA does have a signed agreement with Caloosa Golf Club regarding the shared responsibilities for maintaining Caloosa Boulevard.

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

Ms. Tate indicated the item being brought to the Board for immediate consideration and a possible vote is regarding Real Estate “For Sale” signs as referenced on page 11, item #7, point “A” of the CCCEPOA Rules. The Rules Committee, including ACC committee members, is proposing the allowed height of a For Sale sign be changed from the current 42 inches high, to 79 inches tall, which better conforms to current Realtor signs. A motion to adopt the change from 42 inches to 79 inches tall immediately, which will also be included in the final Rules update when completed, was made by Mr. Hernandez and seconded by Ms. McInnis. The motion passed unanimously.

Welcome Committee – Mr. Buettner noted that Board members have received samples of the “Welcome Packet” of information that Mr. Tarr and Ms. Baker have been working on updating. Board members agreed that the new packet of information is ready for the Welcome Committee to start using to welcome new residents to our neighborhood.

Website – Alexi Hernandez, Website Administrator

The update by Mr. Hernandez, read by Ms. McInnis, indicated there has been good traffic to the website and everything has been updated and is running properly. Mr. Hernandez reminded residents that there is a “Community Concern Form” available on the website to report a potential Covenant or Rule concern. No anonymous reports will be accepted.

Old Business: None



Caloosa Country Club Estates

New Business:

1. **Mr. Buettner reported that Mr. Tarr has resigned his position on the Board and as Boulevard Chair effective July 9, 2026. The Board will need someone willing to take over the Boulevard duties. The Board thanks Mr. Tarr for his years of service and efforts for the POA.**

The next BoD meeting is scheduled for August 17, 2026. Mr. Buettner confirmed that the Sandpiper Room is reserved for the remainder of the year.

At this point, Mr. Buettner submitted his letter of resignation from the Board, effective immediately, indicating that their house has sold and they will be leaving on Friday, July 17, 2026. The Board thanks Mr. Buettner for his time and efforts serving the POA.

There being no further business, Mr. Palmer moved to adjourn the meeting. Ms. McInnis seconded the motion. The motion passed unanimously and the meeting was adjourned at 5:35 p.m.

Immediately following adjournment, there was a brief Forum discussion period, which ended at 5:45 pm. Residents departed to allow the remaining Board members to conduct an Organizational Meeting to elect new officers.

Respectfully submitted,

Dianne Baker
Secretary, CCCEPOA, Inc.

Bill Palmer
President, CCCEPOA, Inc.