

Catoosa Country Club Estates
Property Owners' Association (CCCEPOA)p Inca

Minutes of the 2025 Annual Meeting of the members of the CCCEPOA, Inc.

The annual meeting of the CCCEPOA was called to order by the President, Merlene Smithyman, at 7:00 pm on November 14, 2025 in the Florida Room, Sun City Center CA Central Campus, 1009 N Pebble Beach Blvd, Sun City Center, Florida 33573.

Ms. Smithyman introduced members of the Board of Directors in attendance: Graceann Ruven, Susan Perusse and Dianne Baker. Ms. Smithyman also introduced the Association Attorney, Daniel Pilka. Board Vice President Dick Tarr was not in attendance.

Ms. Smithyman called for a quorum. Ms. Ruven confirmed that a quorum was present in person and by proxy.

Ms. Smithyman welcomed everyone to the meeting, and requested Board Secretary, Dianne Baker, to read the minutes of the 2024 Annual Meeting of the CCCEPOA. A motion to accept the minutes as read was made by Graceann Ruven and seconded by Jim Collins. The motion passed unanimously.

As requested, Ms. Baker then read the minutes of the 2024 Annual Organizational Meeting of the CCCEPOA Board of Directors. A motion to accept the minutes as read was made by Tom Perusse and seconded by Bill Palmer. The motion passed unanimously.

Ms. Smithyman called for committee reports.

Architectural Committee Report - Kathy Tate, Chairperson

Ms. Tate introduced herself as the new ACC chair, as of the end of September, and indicated other Committee members are Judy Wilson and Andrea Tarr. She thanked them, and also Board Liaison Merlene Smithyman, for their service and their time on the Committee.

Ms. Tate indicated the ACC referenced State Statute 720.3035 which helps define the ACC purpose: The Rules are intended and designed to preserve and protect the character and excellence of the community, its integrity, property values and its attractiveness as a place to live.

Ms. Tate reported that in July of 2024, the Florida Legislature passed HB 1203, a list of rules that HOA's must comply with which covers a wide range of topics.

The ACC plan is to present to the Board in January a new ACC process that is compliant with our governing documents and state statutes. The new process would be streamlined for efficiency; however, the burden would still be on the residents to provide the proper information that is needed to approve an application. It will include additional elements for the Board's consideration.

Ms. Tate went on to say that residents who have questions or would like to have input on possible modifications to the rules of our community are asked to please reach out to any ACC member with your thoughts and ideas so we may present them to the Board for their input. ACC members and their phone numbers can be found on the CCCEPOA Architectural Form.

Ms. Tate closed by saying that as new residents themselves, she and her husband look forward to meeting new friends in our neighborhood and have appreciated and valued the support from the Board of Directors.

Boulevard Committee Report - Dick Tarrp acting Chairperson

In the absence of Mr. Tarrp the report was read by Msn Baker-

Mr. Tarrp's report indicated that routine maintenance of the boulevard had no issues this year and the appearance of the boulevard is very good.

Unfortunately, during the sidewalk repair, the boulevard Lights developed a short, which causes the breaker to trip and turn off all 18 lights. The sidewalk repair company, FA&C, claims that they did not cut any wires. We hired an

electrician to look over the light wiring. He was able to fix six lights on one side of the boulevard that are now functioning properly. After checking various elements and doing extensive testing, it was determined that the short is somewhere under the road. The electrician pulled the wires out of the conduit

and found that the wires were indeed cut. Upon further examination, it appears the cut is under the corner concrete repair at the entrance to Catoosa Blvd.

FA&C disagrees that they cut any wire(s) in that area as the wires should be deep enough to be below their work area. FA&C prepared a report and their response was FA&C performed due diligence by contacting four utilities, and all of them, including TECO, reported to them that there were no electrical facilities in their work area. As a result, they take no responsibility for the cutting of the boulevard light wire.

Mr. Tarr's report provided additional details of further investigation of the wiring/conduit using a borescope which showed dirt inside the conduit, and eventually ran into dirt, indicating a complete break in the conduit.

Mr. Tarr's report indicated that it is now our opinion that the conduit was probably damaged sometime in the past, and that the damage broke the conduit and partially severed the wires inside but they were still capable of keeping the lights on. After further inspection by the electrician, it now appears that FA&C is not fully at fault as the most serious damage was caused by others.

We recently went back to FA&C with a shared responsibility proposal that would have them cut out part of the sidewalk to allow our electrician to repair the conduit and then replace the cutout. We will absorb all the electrical costs, and we have asked FA&C to absorb the concrete rework. Our cost for the electrical work is expected to be less than \$1,000.

Mr. Tarr's report concluded by indicating that due to the problem with the lights, the boulevard will not be decorated with holiday lights this year.

Flag Committee Report - Steve Rybczynski, Chairperson

Ms. Smithyman indicated she would give Mr. Rybczynski's report, as he has resigned as committee chair due to his upcoming move. Mr. Rybczynski's report expressed his thanks to his committee members for their efforts in putting out

the flags in their assigned areas:

- | | | |
|--------------------|-------------|--------------|
| Kimball Cleveland | Ken Enochs | Gwen & Larry |
| Nancy & Sam Juhasz | Bill Palmer | Hirchak Deb |
| | | Schulenberg |

Being a Veteran, he also expressed his thanks to Ms. Smithyman for getting him involved in the program, as it meant a lot to him to assist in displaying our flag in an honorable way.

The Board thanks Mr. Rybczynski for his dedication to the Flag Committee and for his efforts to make up the flag schedule for 2026, in preparation for Sam Juhasz to take over as Committee Chairperson.

Website Report - Dick Tarr, Website Administrator

Ms. Smithyman requested Ms. Baker to read the Website report for Mr. Tarrp which included a reminder that easy access to our various HOA documents; including rules, covenants, bylaws, meeting minutes and financial reports is available on our website at: ccestates.com. The website also includes meeting and event dates, contact information for HOA board members, committee information and helpful local information, as well as forms such as the ACC approval form.

If you need a reminder of the password for the "residents only" secure financial section, please contact a board member Treasurer's Report - Graceann Ruven

Msn Ruven reported that the annual dues for 2026 will be going up to \$125.00 per househld. She indicated that while most of the expense categories will remain fairly consistent, the boulevard and website have added to our overall expenses to necessitate the increase in dues. We are now paying for some elements of boulevard maintenance, such as weeding

and spraying, which at one time was done by volunteers. As shown on the annual 2025/2026 Budget report, which

was included in the annual meeting information mailed to each household,

Ms. Ruven has estimated the projected 2025 year-end total for expenses will be

\$13,438. The increased dues amount should cover the projected 2026 expenses and provide for a little cushion, in the event of unexpected expenses. Following a lengthy discussion of the POA maintenance of the boulevard, which is owned

by the County, and the possibility of more resident input during the budget process in the future, Ms. Baker made a motion to accept the Treasurer's Report. The motion was seconded by Susan Perusse and passed unanimously.

Ms. Ruven closed by thanking Ms. Smithyman for her many years of service to our CCCEPOA.

President's Report - Merlene Moll Smithyman

Ms. Smithyman stated on behalf of the residents of Catoosa Country Club Estates Property Owners' Association; we thank the Board of Directors, all Committee Members and the Residents who have made contributions to keep our Community looking good. The following individuals are working together to maintain our properties according to our Association's Covenants, By Laws, Restrictions and Rules. I give special thanks to all for the time they spend to accomplish this task - Graceann Ruven, Susan Perusse, Dianne Baker, Dick Tarrp, Kathy Tate, and Judy Wilson.

We appreciate neighbor helping neighbor to maintain our neighborhood. Thank you all for your dedication to maintaining us as a special community. If we all work together, we can maintain our beautiful neighborhood.

Old Business: None

New Business:

Ms. Smithyman introduced Nominating Committee Chairperson, Sam Juhasz and thanked his committee, which included Mark Erickson and Victor Davis. The Nominating Committee met on October 5, 2025 and submitted the following slate of names for the 2025 election:

Scott Buettner

Alexis Hernandez

William (Bill) Palmer

There are three positions vacant on the Board of Directors and three resident owners running for a position, therefore, there is no need to hold an election. Committee Chairperson, Sam Juhasz, asked for a motion to fill the positions by acclamation. The motion was made by Richard Westwood, seconded by Scott Buettner and passed unanimously.

up

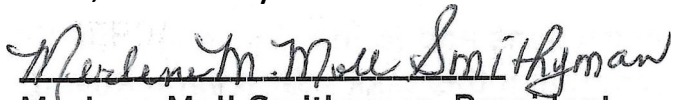
Resident comments included: question on the proxy ballot process, request for ACC members to stand to be identified, comment on the tree trimming of the boulevard trees and a special thank-you from Judy Wilson to Merlene Smithyman for all she has done for our neighborhood over the years.

There being no further business, a motion to adjourn the; meeting at 8:05 pm was made by Sam Juhasz and seconded by Scott Buettnern The motion passed unanimously.

Respectfully submitted,



Dianne Baker, Secretary



Merlene Moll Smithyman, President
CCCEPOA, Inca

CCCEPOAp Inc.

