



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 5:05 p.m. on May 11, 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
	Karen McInnis	Director

A quorum of the BoD was declared to be present. A total of 12 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 April 20, 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 Ms. McInnis and passed unanimously.

Treasurer's Report – Bill Palmer

Mr. Buettner reviewed Mr. Palmer's April financial report prior to his arrival. April expenses included \$125.00 to repair one boulevard light and the annual renewal fee for the PO Box of \$196.00. Income in April included \$254.00 in member dues. All resident dues have now been collected. The complete monthly financial reports will be available to residents on the CCCEPOA website.

Boulevard Committee Report – Dick Tarr/ acting Chairperson

Mr. Tarr thanked Mr. Buettner, Mr. Hernandez and resident Pam Tipton for talking to Hillsborough County regarding County maintenance of Caloosa Boulevard. At their initial meeting, the County said they might only mow once or twice a year. However, when Pam spoke to them further, they indicated they could add the Boulevard to their regular schedule and it would be mowed when they are in our

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area. As a test, we have requested our regular lawn maintenance person not to do anything on the boulevard for the month of May, so we can see how the County does. We will continue to pay Jen (The Yard Maid) and she will still maintain the six landscaped corners of the Boulevard. The status will be reviewed at the end of May.

Architectural Control Committee (ACC) Report – Kathy Tate/Chairperson
Ms. Tate indicated that since the ACC meeting is not until next week, there is nothing new to report for the ACC at this time.

Ms. Tate then shared information on the new Volunteer Flyer and Sign-up Sheet that were being passed around. Following some discussions on the various committees listed on the flyer, residents were encouraged to sign up for any committee they are interested in serving on.

Website – Alexi Hernandez, Website Administrator

Mr. Hernandez indicated there have been some glitches with changing things on the website events calendar, but everything else is good.

Old Business:

Relative to the continuing discussions on the budget and finances, Mr. Buettner indicated the Board will be putting together some proposals over the next few meetings for review.

New Business:

1. Mr. Buettner indicated the new Fining Committee has been set up with three members: Kimball Cleveland, Gary Marston and Mariclaire Jones. The purpose of a Fining Committee is to provide a fair and impartial review of any fine proposed by the Board of Directors. The Fining Committee charter has been shared with Board members for their review. A motion to accept the charter as written was made by Mr. Hernandez, seconded by Mr. Tarr and passed unanimously.



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2. Mr. Buettner stressed the importance of beginning to socialize the Rules, as there are continuing issues. Following up on his reminder to residents last month to please check to make sure your lamp post light is working, there are still seven lamp post lights that are out: 2007 Wedge Court, 2003 Wedge Court, and the following addresses all on East View Drive: 1932, 1905, 2014, 2101 and 2111. A notice of noncompliance letter will be sent to each of the above addresses. As explained in the letter, the Property Owner will have 10 days to remedy the problem. Failure to remedy the problem by the specified date will result in further enforcement action, including notice of a fining hearing. If a fine is approved, the fine may be \$100 per day until the violation is corrected, up to the maximum amount permitted by the CCCEPOA governing documents and Florida law.

There was continued discussion relative to the fining process and the handling of compliance issues and violations. Residents were reminded that any resident can report a compliance issue by filling out the appropriate form found on the CCCEPOA website.

Mr. Buettner stated that no one on the Board wants to fine anyone, but we need to have a process in place to fairly enforce that our Rules are being followed. The biggest violation lately has been that residents are doing what they want to the exterior of their home or yard without following the proper ACC process to get approval before any work is started. The Board will now move forward with the fining process for this issue also.

3. Mr. Buettner indicated that the newly formed Rules Committee will begin working on updating the Rules and work to combine the Rules and Declarations into one document, which should make it easier for property owners. An initial meeting date for the Committee was set following some discussion of the process. The Rules Committee includes the following resident volunteers: Alexi Hernandez, Karen McInnis, Scott Cooper and Paul Giles, as well as the members of the ACC Committee. The Committee will also review the rental application process. Mr. Hernandez also requested that the Rules Committee consider the possibility of changes to the For Sale sign rules.



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There will be no Board of Directors meeting scheduled for June 2026.

There being no further business, Ms. McInnis moved to adjourn the meeting. Mr. Palmer seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:05 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. Several topics were discussed and the Forum closed at 6:30 pm.

Respectfully submitted,

Dianne Baker
Secretary, CCCEPOA, Inc.

Scott Buettner
President, CCCEPOA, Inc.