

**Caloosa Country Club Estates
Property Owners' Association (CCCEPOA, Inc)**

Minutes of the Annual Organizational Meeting of the Board of Directors 2025

The annual organizational meeting of the Board of Directors of CCCEPOA, Inc. was held at 8:15 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.

Directors present:

Dianne Baker	Director
Scott Buettner	New Director
Alexis Hernandez	New Director
William (Bill) Palmer	New Director
Susan Perusse	Director
Merlene Smithyman	Immediate Past President

Absent: Dick Tarr Director

Also in attendance was the Association Attorney, Daniel Pilka, who ran the organizational meeting.

The following were nominated for the term beginning November 14, 2025 to November 2026 Annual Meeting:

A motion was made by Dianne Baker to elect Dick Tarr as President. The motion was seconded by Susan Perusse. A motion to elect Scott Buettner as President was made by Alexis Hernandez and seconded by Bill Palmer. Scott Buettner was elected President by a vote of three to two.

A motion was made by Bill Palmer to elect Dick Tarr as Vice President. The motion was seconded by Susan Perusse and passed unanimously.

A motion was made by Bill Palmer to elect Dianne Baker as Secretary. The motion was seconded by Susan Perusse and passed unanimously.

A motion was made by Dianne Baker to elect Bill Palmer as Treasurer. The motion was seconded by Scott Buettner and passed unanimously.

Susan Perusse and Alexis Hernandez were appointed Directors at Large.

Nominations for Committee appointments were made as follows:

A motion was made by Scott Buettner to appoint Thomas T. Jones, Jr. as Email Administrator. The motion was seconded by Susan Perusse. The motion carried with a vote of 4 – 0, with Alexis Hernandez abstaining.

A motion was made by Bill Palmer to appoint Kathy Tate as the Architectural Control Committee (ACC) chairperson. The motion was seconded by Alexis Hernandez and passed unanimously.

The Architectural Committee will consist of:

Kathy Tate – Chairperson

Judy Wilson

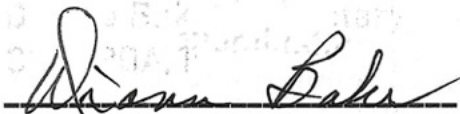
Debbie Collins

A motion was made by Dianne Baker to appoint Dick Tarr as Website Administrator. The motion was seconded by Susan Perusse. A motion to appoint Alexis Hernandez as Website Administrator was made by Scott Buettner and seconded by Bill Palmer. Alexis Hernandez was appointed Website Administrator by a vote of three to two.

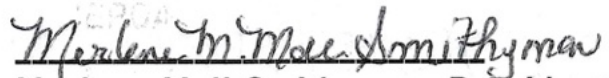
At the time of this meeting, appointment of a Chairperson for the Boulevard Committee remains open.

There being no further business, a motion to adjourn the meeting was made by Scott Buettner and seconded by Bill Palmer. The motion passed unanimously and the meeting was adjourned at 8:30 pm.

Respectfully submitted,



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



**Merlene Moll Smithyman, President
CCCEPOA, Inc.**