

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

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.