

Annual Meeting Minutes
Caloosa Country Club Estates Property Owners' Association (CCCEPOA), Inc.

The annual meeting of the CCCEPOA was called to order by the President, Mrs. Merlene Moll Smithyman, at 7:00 PM on November 12, 2024, in the Rollins Theater, Sun City Center Community Association Central Campus.

Mrs. Smithyman introduced members of the Board and the CCCEPOA Attorney, Mr. Daniel Pilka.

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

On behalf of the residents of the CCCEPOA Mrs. Smithyman thanked the Board, all Committee Members, and all Residents who have made contributions that have made our community look so beautiful and one of the nicest in Sun City Center.

The minutes of the 2023 Annual Meeting of the CCCEPOA were read by the Secretary Mrs. Lois Toepp. A motion to accept the minutes as read was made by Mrs. Nancy Juhasz and seconded by Mr. Steve Rybczynski. The motion passed unanimously.

Mrs. Smithyman called for committee reports.

Boulevard Committee Report – Dick Tarr/Chairperson:

Mr. Tarr thanked his committee members: Mrs. Hirchak, Mr. Wilson, Mr. Collins, Mr. Enochs, and Mr. Buettner. He reported that it was a bad year for hurricane damage. The first one caused branches and debris issues, but it was cleaned up quickly at a low cost of \$80.

Milton was a major mess, and it was decided quickly that someone needed to clean it up as soon as possible. A landscaper, who had previously worked for the CCCEPOA, was hired. It took them two and a half days to clean up, including removing broken branches. As a result of these branches breaking, it was felt that the treetops are now more open and that more sunlight will reach the interior branches allowing them to fill out with new growth, a fact that the landscaper felt will make the trees look more beautiful next year. The total cost for all the clean-up work was \$2,800.

Mr. Tarr stated that the committee continues to improve the Boulevard appearance. Earlier in the year a dead pygmy palm was replaced, twenty-four bushes were removed, and white rocks were added to the four corners of East and West View. The total cost of this work was \$1,679.

Cracks and rust stains in the Boulevard walls were repaired and repainted by the Handyman Company for a total cost of \$7,230. The cost includes a one-year warranty.

In addition to all these repairs one streetlamp was tilting to the side. It was remounted on a new concrete foundation. A second lamp that blew over during the hurricane was also remounted.

Mr. Tarr reported that for many years Mr. Last has been responsible for the Holiday Lights and Flag setup and placement. This will be his last year. In addition, Mr. Tarr has completed his third year as Boulevard Committee Chairperson. He requested that anyone interested in taking on one of these jobs please see him after the meeting.

Website Report – Dick Tarr/Administrator:

Mr. Tarr reported information regarding the new HOA website. He said the State of Florida has issued revised Statutes for HOA's in HB1203. The new law requires HOA's to have a website and one that complies with a list of requirements. Mr. Tarr stated that our HOA's website should be "up and running" by January 1, 2025. The Directors have been gathering information and pricing from local website providers. The plans are to have a general information section that will be available to the public. The content of the pages will incorporate items that exist currently in the CCCEPOA documentation. The financial section will require a password. One generic password will be given to all residents. No sensitive data will be included in this section. This is the format required by the statutes. The Architectural Approval Form will be available to fill in. The website design company recommended not including a general email service. The CCCEPOA will continue with the current Email Distribution System and its stated procedures to those residents who have elected to receive input from the BoD, via email, which currently accounts for approximately 60% of all households.

Architectural Control Committee Report - Larry Hirchak/Chairperson:

Mr. Hirchak reported that Caloosa Country Club Estates still maintains its status as one of the most appealing neighborhoods in Sun City Center. He stated that this can only be achieved by the continued collective efforts of the Property Owners Association to monitor and comply with the policies, procedures, and covenants set by CCCEPOA. He thanked everyone for their cooperation in facilitating this process.

Mr. Hirchak went on to say that during the past year the Committee received and addressed sixty-four requests for exterior maintenance and improvements to property owner's residences. This is a considerable reduction from one hundred and eleven requests in 2023. Mr. Hirchak stated that his Committee tries to respond to requests as soon as possible upon receipt of the required form, but residents should keep in mind that it is better to submit requests far enough in advance of proposed work to allow up to ten days for approval. The extra time gives the ACC the ability to discuss concerns with the homeowner or to physically view the proposed location of the request. Should the contractor have an unexpected opening to perform the work earlier than anticipated, the ACC always tries to expedite their requests.

Mr. Hirchak reported that several courtesy notices have been issued this year, for excessive weeds in landscape beds. The Community asks residents to please try to give this maintenance their attention. Mr Hirchak commended residents for their prompt and diligent clean-up efforts in the aftermath of the two hurricanes.

The ACC asks residents who have a concern or complaint relative to an architectural control issue

to contact a committee member instead of a Board member. This would save a step and may be resolved more quickly. Mr. Hirschak asked that residents who are filing a request to use the correct form and to submit two (2) copies along with the required catalog representation, drawing, or picture; this will be helpful for the ACC to clearly understand what is being requested.

Mr. Hirschak thanked his committee members Debbie Collins and Judy Wilson for their service.

Treasurer's Report/Graceann Ruven:

Mrs. Ruven reported that all residents received the end of the year financial report prior to the meeting via USPS mail. Questions posed by residents were answered to their satisfaction. A motion to accept the Treasurer's report was made by Mrs. Lois Toeppe. The motion was seconded by Mrs. Dianne Baker and passed unanimously.

President's Report/Merlene Smithyman:

In addition to thanking all residents of the CCCEPOA, Mrs. Smithyman gave a special thanks to the following individuals who gave a good deal of their time to accomplish the task of making our community such a beautiful place:

Larry Hirschak	Gwen Hirschak	Jim Collins	Debbie Collins
Dianne Baker	Susan Perusse	Lois Toppe	Graceann Ruven
Tim Wilson	Jack Last	Scott Buettner	Ken Enochs
Dick Tarr			

Mrs. Smithyman reported that Mrs. Iris McLoughlin, who was our Vice President, resigned for health reasons and the Board appointed Mr. Dick Tarr to that position. Mr. Tarr took over and has been a real asset to our community. Following the storm, Mr. Tarr, as the Boulevard Committee Chairperson, contacted our maintenance people and within a few days the Boulevard had been cleared of all debris.

Mrs. Smithyman again stated her appreciation for neighbor helping neighbor to restore our neighborhood. She thanked everyone for their dedication to maintaining the neighborhood as a special community. She asked residents to help the Board and Committees by remembering to fill out the necessary approval forms. She further stated that, by working together, we can maintain our beautiful neighborhood.

Election for the CCCEPOA Board of Directors:

Mrs. Smithyman introduced the members of the Board of Directors Election Nominating Committee:

Chairperson:	Sam Juhasz
Members:	Mark Erickson and Jack Last

Mrs. Smithyman reported that the Nominating Committee submitted the following names for the 2024 Election of Board Directors for two-year terms:

Diane Baker	Gary Martson	Scott Buettner	Susan Perusse
Mike Deneen	Richard Tarr	Alexis Hernandez	Richard Westwood

Mr. Dineen and Mr. Marston withdrew their names prior to the election.

Mrs. Smithyman called for the results of the election of Directors. Mrs. Ruven reported the following results:

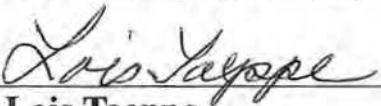
- Mr. Tarr and Mrs. Baker were elected, and
- Mr. Buettner and Mrs. Perusse were tied.

A motion to have a run-off election was made by Mrs. Baker and seconded by Mr. Tarr. The vote in favor of the motion passed unanimously. The results of the run-off vote elected Mrs. Perusse as a Director.

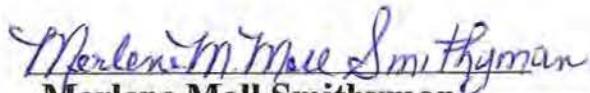
Mr. Pilka, the CCCEPOA Attorney, responded to questions and comments during the meeting.

A motion to adjourn the meeting at 9:00 PM was made by Mr. Scott Buettner and seconded by Mr. Steve Rybczynski. The motion passed unanimously.

Respectfully submitted,



Lois Toeppel
Secretary CCCEPOA, Inc.



Merlene Moll Smithyman
President CCCEPOA, Inc.