

**Board of Directors (BoD) Meeting Minutes**  
**Caloosa Country Club Estates Property Owners' Association, Inc.**  
**(CCCEPOA)**

The meeting was called to order at 3:32 PM on August 18, 2025, by Merlene Moll Smithyman/President in the Palm Room, Sun City Center Central Campus, 1009 North Pebble Beach Blvd., Sun City Center, Florida 33573.

<b>Present:</b>	Merlene Moll Smithyman	President & ACC BoD Liaison
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Dianne Baker	Secretary
<b>Absent:</b>	Susan Perusse	Director
<b>Resident:</b>	Scott Buettner	CCCEPOA Resident
	Ciro & Laura Capano	CCCEPOA Residents
	Jim & Debbie Collins	CCCEPOA Residents
	Kenneth Enoch	CCCEPOA Resident
	Alexis Hernandez	CCCEPOA Resident
	William Palmer	CCCEPOA Resident
	Kathy Tate	CCCEPOA Resident

A quorum of the BoD was declared to be present. Ms. Smithyman authorized Mr. Tarr to begin the taping of the BoD meeting. Anyone not wishing to be taped shall leave at this time.

Ms. Smithyman called for the reading of the minutes of July 21, 2025, Board Meeting. A motion to accept the minutes was made by Mr. Tarr, seconded by Ms. Ruven, and passed unanimously.

**Treasurer's Report – Graceann Ruven**

Ms. Ruven reviewed the financial report for July, which included expenses for the boulevard, electrical, and website. A motion to accept the Treasurer's report was made by Ms. Baker, seconded by Mr. Tarr, and passed unanimously. Ms. Ruven then reviewed the proposed Budget for 2026. As requested at the July BoD meeting, Board members had provided Ms. Ruven with items to be considered in the 2026 Budget. Ms. Ruven shared the proposed 2026 Budget with Board members via email, which allowed Board members to ask questions or make suggestions prior to the August meeting. While the amounts for most expense categories remain the same between the 2025 Budget and the 2026 Proposed Budget, increases in the boulevard and added website expense bring the

projected 2026 expense total to \$15,000. Since current dues of \$90.00 will not cover that total, the 2026 Budget includes an annual dues increase to \$125.00 per household. This will hopefully allow for a small surplus for unexpected expenses as well. Following a discussion of resident budget questions and concerns, it was decided that the monthly Treasurer's report will include an additional column showing the Current Year Budget for easy reference. It was also proposed that in future years, at the meeting where the BoD will be discussing the new budget, additional year-to-date information will be provided. Mr. Tarr made a motion to approve the 2026 Budget, seconded by Ms. Baker, and passed unanimously.

### **Boulevard Committee Report – Dick Tarr/Chairperson**

Mr. Tarr reported that the boulevard is fine. The area of the wall damaged by tree trimming has been repaired but not yet painted.

### **Architectural Control Committee Report – Larry Hirchak/Chairperson**

Ms. Smithyman requested Ms. Baker to read the July 21, 2025, ACC Report, which was prepared by committee member Judy Wilson, reporting for Mr. Hirchak. New business issues included: damage done to the boulevard wall when the resident had some trees trimmed, complaints about outside storage of items at a residence, and a golf cart being stored alongside a residence. The residents have been contacted in all cases. The ACC reviewed and approved a total of five resident requests over the past month.

### **Old Business: N/A**

### **New Business:**

In preparation for the Annual Meeting and the selection of new Board Members a letter will be sent in September to the residents providing the details and guidance for any resident interested in running for a Directorship on the CCCEPOA Board of Directors.

Ms. Smithyman reported that Hillsborough County has started work on the sidewalks on Wedge.

At the conclusion of the ACC meeting this morning, Mr. Hirchak presented Ms. Smithyman with his letter of resignation from the Architectural Control Committee, effective as of noon today (August 18, 2025). He will prepare the report for the August 18, 2025, meeting and turn the ACC Box over to Ms. Smithyman. The Board of Directors wishes to thank Mr. Hirchak for his dedicated service to the CCCEPOA as Chairperson of the ACC for the past six years.

Ms. Smithyman reminded everyone that the BoD appoints the ACC members. Anyone

interested in serving on the ACC should please notify the Board.

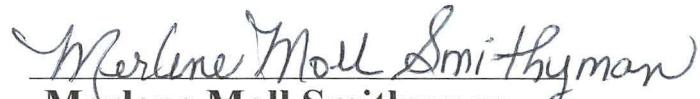
The next meeting is scheduled for September 15, 2025. There being no further business, Ms. Ruven made a motion to adjourn the meeting, seconded by Mr. Tarr and passed unanimously. The meeting was adjourned at 4:40 PM.

**Comments from Residents:**

Ms. Smithyman asked the residents present if they had any additional questions or concerns, and several topics were discussed.

Respectfully submitted,

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

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