

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

The meeting was called to order at 3:30 PM on June 16, 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.

Present:	Merlene Moll Smithyman	President & ACC BoD Liaison
	Dick Tarr	Vice President
	Graceann Ruven	Treasurer
	Dianne Baker	Secretary
	Susan Perusse	Director (by phone)
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.

Since the May meeting was cancelled, there were no May minutes to be read

Treasurer's Report – Graceann Ruven

Ms. Ruven reviewed the financial reports for the months of April and May. April included income from two estoppel fees, plus regular maintenance expenses and the annual post office box renewal fee. Ms. Perusse asked what the annual fee is for the post office box, and Ms. Ruven responded that it is \$192.00 per year. May included the final payment for the POA website construction, as well as postage for the website letter to inform all residents of the new website. Both months included expenses for legal fees. The format of the May report is what will be used going forward. The financial reports will be available on the website. A motion to accept the Treasurer's report was made by Ms. Baker and seconded by Mr. Tarr; the motion passed unanimously.

Boulevard Committee Report – Dick Tarr

Mr. Tarr reported that there are no issues with the Boulevard at this time.

Architectural Control Committee Report – Merlene Smithyman-ACC BoD Liaison

Since there was no Architectural Committee meeting in May, there is no report for today. Ms. Smithyman attended the Architectural Committee meeting held this morning, and she reported that they have been dealing with several requests lately, which will be listed in the June report.

Old Business: N/A

New Business:

Ms. Smithyman announced that the Board received a letter of resignation from the Board Secretary, Ms. Lois Toeppe. Ms. Toeppe has sold her home and moved out of the area. Ms. Ruven made a motion to appoint Ms. Dianne Baker as Board Secretary; the motion was seconded by Ms. Perusse and passed unanimously.

Ms. Ruven made a motion for Ms. Merlene Moll Smithyman to take over Ms. Baker's duties as Board Liaison to the Architectural Control Committee; the motion was seconded by Ms. Perusse and passed unanimously.

Ms. Smithyman reported that the new CCCEPOA website is up and running, and a letter was sent to all CCCEPOA Residents to advise them of the details, including navigation instructions.

The next meeting is scheduled for July 21, 2025. There being no further business, Ms. Perusse made a motion to adjourn the meeting, the motion was seconded by Mr. Tarr and passed unanimously. The meeting was adjourned at 3:55 PM.

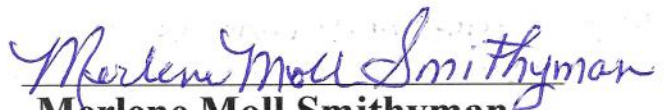
Comments from Residents:

Ms. Smithyman asked the resident present if she had any additional questions or concerns and several topics were discussed.

Respectfully submitted,



Dianne Baker
Secretary CCCEPOA, Inc.



Merlene Moll Smithyman
President CCCEPOA, Inc.