

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

The meeting was called to order at 3:30 p.m. on October 20, 2025, by Merlene Moll Smithyman/President, in the Palm Room, Sun City Center Central Campus, 1009 N. Pebble Beach Blvd., Sun City Center, Florida 33573.

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| Present: | Merlene Moll Smithyman | President & ACC BoD Liaison |
| | Dick Tarr | Vice President |
| | Graceann Ruven | Treasurer |
| | Dianne Baker | Secretary |
| Absent: | Susan Perusse | Director |
| Residents: | Kathy Tate | CCCEPOA Resident |
| | Debbie Collins | CCCEPOA Resident |
| | Alexis Hernandez | CCCEPOA Resident |

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

There were no September BoD minutes to be read.

Treasurer's Report – Graceann Ruven

Ms. Ruven indicated that the September report includes one estoppel fee received, a boulevard expense relative to the light problem, and normal monthly expenses. A motion to accept the Treasurer's report was made by Ms. Baker, seconded by Mr. Tarr, and passed unanimously.

Boulevard Committee Report – Dick Tarr/Chairperson

Mr. Tarr reported that routine maintenance on the boulevard is going well, but there is a problem with the boulevard lights. During the recent sidewalk repair, the boulevard lights developed a short, which causes the breaker to trip and turns off the lights on both sides of the boulevard. The sidewalk repair company has been notified of the problem, which they do not believe was their fault. Mr. Tarr has been working with an electrician to troubleshoot where the problem originated. It appears the short is somewhere under the road near Caloosa Boulevard entrance, and that the wires were indeed cut. Mr. Tarr has corresponded several times with the sidewalk repair company, and is currently awaiting their report on the matter. We will determine the next steps to take once their report is received.

Architectural Control Committee (ACC) Report – Kathy Tate/Chairperson
Ms. Smithyman requested Ms. Baker to read the September 15, 2025 ACC Report, which indicated the ACC meeting included ongoing discussions of old business concerns brought up at their August meeting. New business items included review of two approved ACC requests and one request which was not approved at this time, pending further discussion with the homeowner. The Chairperson also introduced the idea of an *Updates and Reminders* newsletter, which was given to the BoD for their consideration.

Old Business: None

New Business:

Ms. Smithyman requested Ms. Baker to read a letter which was sent to CA Club and HOA Presidents regarding the “Holiday Gift Fund” for CA employees. Ms. Smithyman indicated that our POA used to give a contribution to the Fund, but has not done so in recent years. All Board members present felt we should contribute this year. A motion to give \$50.00 was made by Mr. Tarr, seconded by Ms. Ruven, and passed unanimously.

The next meeting is the Annual Meeting scheduled for November 14, 2025.

There being no further business, Ms. Baker moved to adjourn the meeting. Mr. Tarr seconded the motion. The motion passed unanimously and the meeting was adjourned at 3:50 p.m.

Comments from residents:

Ms. Smithyman asked the residents present if they had any additional questions or concerns. There were no pertinent POA questions from residents.

Respectfully submitted,



Dianne Baker
Secretary, CCCEPOA, Inc.



Merlene Moll Smithyman
President, CCCEPOA, Inc.