

# Not yet approved, approval is due at the 2023 annual membership meeting

## CALOOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC. ANNUAL MEMBERSHIP MEETING MINUTES November 15, 2022

Pursuant to duly given notice the Annual Membership Meeting of the Caloosa Lakes POA Inc., was called to order by President Sam Sudman at 9:00am on November 15, 2022, in the Caper Room located at 945-A North Course Lane, Sun City Center, Florida.

**Roll Call:** Forty members were present or represented by proxy. Also, in attendance was Catie Moore, as representative from Communities First Association Management, LLC. A quorum was declared present.

**Minutes:** Motion was made by David Schierenbeck, seconded by Albert Larcher, and unanimously approved to accept the minutes of the 2021 Annual Membership Meeting.

**President's Report:** Sam Sudman expressed his appreciation to the members for their attendance. He introduced himself and the other Board members. He explained that Ellen McGovern and Manfred Steinbichler were unable to attend this meeting. He reported that there have been 16 new residents since the last Annual Meeting in 2021. Covid has slowed many activities along with the flu and RSV. The association has survived a hurricane and tropical storm this year with minimal damage. The irrigation pump went out and is on schedule to be repaired. He explained that the association will have a catered dinner this year. Barbara Struble has stepped down from the social committee and he thanked her for her many years of service. He explained that Joanne Sudman will chair the dinner. He also stated that due to having no volunteers for the Board of Directors there will be no Board election this year.

**Treasurer's Report:** Catie Moore provided recap of October 31, 2022, financial report with variances identified.

**Manager's Report:** Catie Moore introduced herself and explained that she has been assisting Kathy Trimmer with managing the association for the past couple of years and recently obtained her license as a manager. Catie reported that coupon books for paying quarterly assessments will be mailed to members in mid-December and will have information on various ways to make payments. Members were encouraged to consider signing up for automatic withdrawal through Bank OZK.

### Committee Reports

- **Architectural Committee:** Sam Sudman provided a brief recap of the architectural request's year to date. He explained that only one request has been turned down this year and it was for rubber mulch. This request was turned down due to the fact that after much research it is not good for the environment.
- **Lawn and Irrigation Committee:** Bob Struble (Master Gardener) reported this year there is a palm tree disease going around called lethal bronzing. He explained that there is a kit you can purchase on amazon to inject into your tree 3-4 times a year. USAF suggests that if the tree is dying to get rid of it. Bob stated that all trees in the association are in jeopardy of this disease. He also explained that there is a disease affecting St. Augustine grass and there is no preventative for it.
- **Social Committee:** Sam explained that the social committee serves two purposes. To have potluck/association get together and to welcome new homeowners. They welcome the new

homeowners and make sure they have a copy of the association documents. He asked that anyone who may be interested in serving on any of the committees contact Sam. The catered dinner will be held on December 4, 2022, at 5:00pm in the Florida Room.

**Other Business:**

- **Previous Annual Meeting Minutes:** Sam explained that due to not having a quorum at the past couple of years Annual Meetings the minutes were unable to be approved, because there is a quorum here today Sam asked for a motion to approve the 2019 and 2020 Annual Membership Meeting Minutes. Motion was made by Davis Schierenbeck, seconded by Albert Larcher, and unanimously approved.
- **Lawn Company:** Sam reported that effective January 1, 2023, the association will be switching back to Brightview Landscape Services for their lawncare service. They will be bagging the clippings and their contract will be on a year-to-year basis. He also explained that the county was supposed to be done picking up yard waste last week but due to the tropical storm they have been delayed.
- **Shredding:** Sam Sudman explained that the CA will be holding a shredding day at the Samaritan Services on November 29, 2022, from 9am – 12pm. Members may bring their personal documents to have shredded. He explained that this is a very quick process.

**New Business**

- **Announcement of Directors:** Sam Sudman reported that postcards were sent out in September asking for volunteers. No one put their name in therefore, the Board of Directors will remain the same. The Board of Directors for 2023 shall be as follows: Sam Sudman, Ellen McGovern, Bob Struble, Vincent Forte, and Manfred Steinbichler.
- **Review of the 2022 Budget:** Catie Moore reviewed the 2023 Budget with quarterly assessments of \$319.00 which is consistent with the current assessment.

**Adjournment:** There being no further business, meeting was adjourned at 9:54 am.

Respectfully Submitted,  
Catie Moore, Recorder