

CALOOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
November 17, 2020

Pursuant to duly given notice the Annual Membership Meeting of the Caloosa Lakes POA Inc., was called to order by President Sam Sudman at 9:15am on November 17, 2020 in the Caper Room located at 945-A North Course Lane, Sun City Center, Florida.

ROLL CALL: Twenty-nine members were present or represented by proxy. Also, in attendance was Kathy Trimmer and Catie Moore, as representatives from Communities First Association Management, LLC. A quorum was not declared.

MINUTES: The 2019 Annual Membership Meeting minutes were unable to be accepted as presented because a quorum of members was not established.

PRESIDENT'S REPORT: Sam Sudman welcomed all the new members of the association and mentioned what a strange year it has been for everyone due to Covid-19.

Items that have been addressed this year include:

- Well pump has been replaced as it was 30+ years old and having continued issues. Replacement was the best and most cost-effective solution.
- Inspection of the wall along HWY 301 was ordered, however, due to size of job it has been difficult to find an independent inspector for the wall. On the east side of the wall, Hillsborough County will be installing drainage box for disbursement of water. The water pressure at some homes could be a result of the water softener resin (need to back-flow system).

TREASURER'S REPORT: Kathy Trimmer provided recap of October 31, 2020 financial report with variances identified. Motion was made, seconded, and unanimously approved to accept report as presented.

MANAGER'S REPORT: Kathy Trimmer thanked the Board of Directors for choosing Communities First Association Management and also introduced Catie Moore. Membership will receive coupon books via mail in December. If members are set up on ACH with Bank OZK, no action is needed, and a coupon book will not be sent.

COMMITTEE REPORTS

- **Architectural Committee:** Roger Tapio thanked members for submitting requests prior to beginning work.
- **Lawn and Irrigation Committee:** No report.
- **Social Committee:** Due to Covid-19 there are currently no social activities planned at this time.

OLD BUSINESS: None

NEW BUSINESS

Election of Directors: Sam Sudman reported that due to not having a quorum the Board of Directors will remain the same. The Board of Directors for 2021 shall be

as follows: Sam Sudman, Ellen McGovern, Bob Struble, Roger Tapio, and Manfred Steinbichler.

- **Review of the 2021 Budget:** Kathy Trimmer reviewed the 2021 Budget with quarterly assessments of \$319.00 which is consistent with the current assessment.

OTHER BUSINESS

- **Members Comments & Concerns:** Members expressed concern with the lawn contractor. Lawn contract will now be fulfilled with Sun Turf Care effective January 1, 2021.

ADJOURNMENT: There being no further business, meeting was adjourned at 9:41am.

Respectfully Submitted,
Kathy Trimmer & Catie Moore, Recorder