

CALOOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
November 16, 2021

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 16, 2021, in the Caper Room located at 945-A North Course Lane, Sun City Center, Florida.

Roll Call: Thirty-two 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 and 2020 Annual Membership Meeting minutes were unable to be accepted as presented because a quorum of members was not established.

President's Report: Sam Sudman expressed his appreciation to the members for their attendance. Sam reminded everyone about voting for the Community Association Directors on November 30th and December 1st. He also reported the construction on HWY 301 has been completed. During the construction it was noted that the concrete wall was damaged in a few areas, however all areas were repaired. Foliage on the east side of the wall was removed during construction, it's anticipated that coverage will take a few years to recover the wall. Hillsborough County is installing pumps to increase water pressure, project is slated for completion 2021. (Contact information for Public Utilities can be found on the association website) Turning lanes have been extended on HWY 674 and bike lanes installed. Opticom has been installed which allow emergency vehicles to change the traffic lights for clearance on the highway.

Treasurer's Report: Kathy Trimmer provided recap of October 31, 2021, financial report with variances identified. Motion was made, seconded, and unanimously approved to accept report as presented.

Manager's Report: Kathy Trimmer introduced Catie Moore who has been assisting the association with operational items for the past couple of years and recently obtained her license as a manager. Kathy 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. Kathy explained that the association has been receiving coupon books at no charge, however it is anticipated that the bank will begin passing on cost of coupon books to the association. If members are on automatic payment through Bank OZK they do not receive a coupon book thereby reducing cost to the association.

Committee Reports

- **Architectural Committee:** Roger Tapio reported the committee has reviewed and approved twenty-four (24) request this year. Members were reminded to submit requests prior to beginning work.
- **Lawn and Irrigation Committee:** Bob Struble (Master Gardner) reported this year there are two issues adversely affecting the lawns. Clipping left on the lawns and product improperly mixed or improper chemicals applied. Bob suggested members visit the IFAS (International Food and Science) website for more information. He explained that the Bermuda turf was designed for golf courses, the height should be maintained short for optimal appearance, it is a very needy grass. Along the landscape borders the soil is very alkaline, which can also adversely affect the grass in these areas. Bob reminded members that water is the key element for maintaining a healthy lawn, be sure the irrigation is being ran a sufficient amount of time.

Hillsborough County restrictions now restrict irrigation in our association to one day a week. Average time for rotors to be ran is 20 minutes and misters for 10 minutes per cycle.

- **Social Committee:** Due to Covid-19 there haven't been any association dinners this year. The committee was planning potluck dinner for October, however due to restrictions associated with COVID 19 the event was canceled.

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 2022 shall be as follows: Sam Sudman, Ellen McGovern, Bob Struble, Roger Tapio, and Manfred Steinbichler.
- **Review of the 2022 Budget:** Kathy Trimmer reviewed the 2022 Budget with quarterly assessments of \$319.00 which is consistent with the current assessment.

Adjournment: There being no further business, meeting was adjourned at 10:26 am.

Respectfully Submitted,

Catie Moore, Recorder