

**CALOOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP MEETING MINUTES**  
**November 5, 2019**

Pursuant to duly given notice the Annual Membership Meeting of the Caloosa Lakes POA Inc., was called to order by President Sam Sudman at 9:00a.m. on November 5, 2019 in the Caper Room, Sun City Center, Florida.

**ROLL CALL:** Fifty-six (56) members were present or represented by proxy, also in attendance was Kathy Trimmer and Debra Cruz, as representatives from Communities First Association Management, LLC. A quorum was declared.

Sam Sudman had reported that John Hargraves had recently passed away and asked the membership to observe a moment of silence in remembrance of him.

**MINUTES:** A motion was made, seconded and unanimously approved to accept the minutes of the 2018 Annual Membership Meeting as presented.

**PRESIDENT'S REPORT:** Sam Sudman welcomed all the new members of the association. He also discussed the By-Law provision stating that as a community within Sun City Center there is an age overlay that needs to be observed. Members of the community must be 55+ years old unless HOA is 80% with 55 confirmation, 20% less than 55 years old (50-55) with no children less than 18 years old. He reported that some investors interest to rent for profit are not considering age restrictions. Sam reported that Sun City Center Community Association office reported \$6,000 - \$10,000 in legal costs for removal of children under the age of 18 who were prohibited from living in Sun City Center. Also, he reported Sun City Center Community Association is trying to get HOAs to strengthen restrictions throughout Sun City Center to reduce age restricted issues.

**TREASURER'S REPORT:** Kathy Trimmer provided recap of September 30, 2019 financial report. 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. She also mentioned that the address has changed within the same plaza to 5940 Frond Way. Kathy reported that the quarterly assessments will be on the following billing cycles: January, April, July, and October. 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. Kathy also reported that members should submit a copy of their driver's license to the management company for age verification.

**COMMITTEE REPORTS**

- **Architectural Committee:** Sam Sudman reported that routine requests were submitted and there were no extreme situations.
- **Lawn and Irrigation Committee:** Sam Sudman reported that there was an increase in assessment last year because rates for BrightView in 2019 increased. Weed control and fertilization were added this year and will be reviewed at the end of 2020. Retention ponds tied together with storm water drainage. He reported that the Property Easement starting at 1803 E. Del Webb and behind 201 Linger Lane is deeded to the Association. Bob Struble, master gardener, stated that the type of grass within the association spreads by plugs, sprigs, and sod. It requires 1 ½ inch of water, fertilization, and sunlight to grow properly. Bob advised the lawn contract was minimal, "we grow they mow". He suggested the association consider a nematode treatment. If there are any further questions related to this, please contact Bob Struble. Bob also reported that weeds continue to thrive due to weather. He advised to please contact the Management Company for maintenance complainants so a work order can be submitted to the lawn contractor for action.

- **Social Committee:** It was reported that Two potluck dinners planned for April and October. This year Barb Struble will be hosting a dinner on November 11<sup>th</sup>.

**OLD BUSINESS:** None

**NEW BUSINESS**

- Election of Directors:** Sam Sudman reported that there are five positions were open for 2020 Board of Directors. There being five (5) positions for the Board of Directors and six (6) candidates, an election was required. Nominations were taken from the floor, there being none, the membership was asked to vote by written ballot for five (5) directors from the six (6) candidates who expressed a willingness to serve on the Board of Directors: The candidates listed on the ballot were as follows: Anthony Corrao, Sam Sudman, Ellen McGovern, Bob Struble, Roger Tapio, and Manfred Steinbichler (who is replacing the late John Hargraves).  
The Board of Directors for 2020 shall be as follows: Sam Sudman, Ellen McGovern, Bob Struble, Roger Tapio, and Manfred Steinbichler.
- **Review of the 2020 Budget:** Kathy Trimmer reviewed the 2020 Budget with quarterly assessments of \$319.00 which is consistent with the current assessment.
  - **Proposed Amendments to Covenants – Rental Restrictions & Background Checks:** Sam Sudman reviewed the proposed amendment to the Covenants and Restrictions, I. Article VIII, Section (2) of the Declaration of Covenants and Restrictions for Caloosa Lakes Property Owners Association, (2) Rental of Lease of Units:. The membership was required to vote on above amendment. The amendment was passed as presented with vote of 44 in favor of the amendment to 13 not in favor of the amendment. When recorded with the county membership will be provided with a copy.
  - **Proposed Amendments to Covenants – Sexual Predators and Offenders:** Sam Sudman reviewed the proposed amendment to the Covenants and Restrictions, II. Article VIII, Section (3) of the Declaration of Covenants and Restrictions for Caloosa Lakes Property Owners Association, (3) Sexual Predators and Sexual Offenders. The membership was required to vote on above amendment. The amendment was passed as presented with vote of 48 in favor of the amendment to 9 not in favor of the amendment. When recorded with the county membership will be provided with a copy.

**OTHER BUSINESS:** None

**ADJOURNMENT:** There being no further business, meeting was adjourned at 10:10a.m.

Respectfully Submitted,

Kathy Trimmer/Debra Cruz, Recorder