



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS AND
ARCHITECTURAL REVIEW COMMITTEES**

**MEETING MINUTES
June 27, 2018**

I. CALL TO ORDER

Dan Martucci, Vice President of Carrollwood Village Phase III Homeowners Association Inc., called the ARC meeting to order at 6:35 p.m. on June 26th, 2018, at Carrollwood Cultural Center, C.V. Community Room, 4537 Lowell Rd, Tampa, Florida, 33618 (quorum present). Immediately following, the monthly Board of Directors meeting was called to order at 7:00p.m., also by Vice President Martucci (quorum present).

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Dan Martucci – VP
Susan Gerig – Secretary
Suzanne Fernandez – Treasurer
Phillip Clark – Director
Jack Crutchfield – Director
Marlene Harper – Director
Mike Jenkins – Director
Frank Mazzie – Director

(ARC – Martucci, Gerig, Fernandez)

Directors Absent:

William West – President

Guests Present:

Mark Bauer – Brynn Mawr (ARC only)
Debra Forney – Brynn Mawr (ARC only)
Andrew Reder – Brynn Mawr
Ryan Kulyik – Buckingham
Chris Rule – Buckingham
Wendy White – Buckingham
George White – Chardonnay
Mario Reyes – Chattam
Len Sixt – Chattam
Patti Rulli – Cypress Trace
Bill Holmes - Lennox
Andrea Nalls – Somerset
Christos Ruci – Somerset
Sandra Reder - Stonegate
Chris Baten - Guest
Van Chandler – GPI
Laura Salgado – Recording Secretary

III. APPROVAL OF MINUTES

Suzanne Fernandez made a motion to approve the May 25, 2018 Board of Directors and ARC meeting minutes as written. The motion was seconded by Mike Jenkins. All in favor, the motion passed.

IV. PRESENTATIONS

Andrea Nalls - Fennsbury Dr.

Re: Delinquent 2018 Assessments

Board heard from resident regarding reduction of delinquent charges. No discussion at this time.

Sandra Reder – Stonegate Dr., Andrew Reder – Ellesmere Dr., Chris Baten

Re: Fence Height ARC Denial

Board heard from resident regarding denial of ARC submission for 6' fence. No discussion at this time.



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IV. PRESENTATIONS (cont.)

Christos Ruci, Suzanne Fernandez

Re: Approval Resident Survey and Vision Session 3rd Qtr.

Survey is requesting resident input for “future vision” of CV Phase III including 2019 budget; surveys will come via email with a follow-up postcard to remind residents to update their email with the Board if they have not yet done so. Suzanne Fernandez made a motion to approve cost of \$1,300.00 already in Communications budget for use of vision planning and resident survey (includes cost of materials, mailing, and outside firm labor for survey and design activities); the motion was seconded by Susan Gerig. All in favor, motion passed.

V. UNFINISHED BUSINESS

A. Discuss West Village Commons Shopping Center Implications and Developer Contributions and Legal Fight (West)

Discussion tabled due to absence of Bill West, President.

B. Update Board on the Next Phase of Entrance Lighting (Chandler)

Hillsborough County has reviewed progress and an application can now be filed with TECO for lighting service in completed areas; next areas of work are N Wolcott and Buckingham entrances.

C. Update Board on Next Phase of Street Signage (Fernandez)

Ninety-eight (98%) percent of street and stop signs have been installed. Suzanne Fernandez made a motion to approve \$676.91 for a new pole for the intersection of Rolleston Ct. & Wolcott Dr. due to trees in right of way and line of sight; motion was seconded by Susan Gerig, all in favor, motion passed. Suzanne Fernandez motioned to put burden of similar issue at Stonegate Dr. & Riverstone Dr. back on County for assistance; motion was seconded by Marlene Harper, all in favor, motion passed. All other streets are currently in compliance.

D. Appoint a Representative for CCC BOD (Chandler)

Call will be posted on CV website; no interested candidates present.

E. Update Board on Stonegate Wall (Chandler)

CertaPro Painters Stone Quote TBF81000314 - \$4,467.00 does not include repair work to be performed by Branch Restoration covered under Item VI: K. Quote is approved; see New Business Items A-F for motion discussion.

VI. NEW BUSINESS

A.-F. Discuss/Approve CertaPro Painters Quotes (Committee, Chandler)

A. CertaPro Painters Diamond Head Quote TB404F00331 - \$1,191.00

B. CertaPro Painters Cypress Trace Quote TB9F8100329 - \$1,306.00

C. CertaPro Painters Brynn Mawr Quote TBEC5900326 - \$405.00

D. CertaPro Painters Wolcott Quote TBF87300327 - \$1,247.00

E. CertaPro Painters Wellington Quote TBCC1E00330 - \$3,942.00

F. CertaPro Painters Somerset Quote TB691E00328 - \$304.00

Total Quotes A thru F plus Stonegate quote shown in agenda Item V: E = \$12,862.00



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VI. NEW BUSINESS (continued)

Discussion ensued regarding shifting monies around to pay for the repainting activities of the walls in Phase III by taking from the following accounts as specified by the Board as follows: Grounds Enhancement (acct 2225 - \$8000.00); Newsletter (acct 4045 - \$2000.00); Dumpster Area Improvements (acct 8123 - \$2000.00); Website (acct 4028 - \$1600.00). Fernandez made a motion to approve a NOT to exceed cost of \$13,600.00 for referenced CertaPro Painters quotes from budget items as discussed. The motion was seconded by Frank Mazzie; all in favor, motion passed.

G. Appointment of Executive Officers (Fernandez)

Suzanne Fernandez made a motion to leave the existing Executive Officers in place (West, Martucci, Gerig, and Fernandez). The motion was seconded by Mike Jenkins; all in favor, motion passed.

H. Discuss ARC Denials (Martucci)

1) **14044 Ellesmere Dr – Fence on Stonegate Pond**

The Board moved to accept revised proposal dated 6/27/18, discussed by ARC and presented to Board on same. Motion to accept was made by Suzanne Fernandez, seconded by Susan Gerig, and all in favor, motion passed.

2) **14306 Bellemont Pl – Color Selection (Dark Blue)**

The Board reverted to the May 2016 Resolution Regarding Architectural Control Standards and upheld the previous denial made by Martucci based on virtue of the fact that the desired color did not exist as approved within the Buckingham area at the time of the Resolution.

3) **14101 Stonegate Dr – Fence Height (discussion tabled from ARC meeting)**

The Board reverted to the May 2016 Resolution Regarding Architectural Control Standards and upheld the previous denial of the ARC based on virtue of the fact that no 6' fence existed as approved in a similar residence layout at the time of the Resolution.

I. Discuss/Approve American Mulch Quote 9603 for \$2,220.00 (Chandler)

Discussion tabled until after rainy season.

J. Write-Off per Attorney – 14208 Village Terrace - \$2,322.00 (Chandler)

Suzanne Fernandez made a motion to write off amount as stated; seconded by Susan Gerig; all in favor, motion passed.

K. Discuss/Approve Branch Reconstruction Quotes for Stonegate Wall (Chandler)

The Stonegate Wall has been stripped of vines and Branch Restoration has done assessment regarding re-capping, re-stuccoing and repainting. Dan Martucci asks that clarification be provided on “stone pillar” and “decorative stone” details in quote dated 6/20/18 (Option 1). Suzanne Fernandez made a motion to obtain revised scope and clarification from Branch Restoration, with approval to move forward at a NOT to exceed cost of \$13,869.02. Motion was seconded by Mike Jenkins; all in favor, motion passed.

L. Tabled Presentation Discussion – Nalls – Fennsbury Dr. (Martucci)

Frank Mazzie motioned to waive attorney fees to bring account to zero; Marlene Harper seconded; all in favor, motion passed.



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VII. REPORTS FROM MANAGEMENT AND COMMITTEES

A. Financial (Chandler)

Chandler reports there is currently a surplus of \$3,578.00 prior to any further receivables; \$60,000.00 in Retained Earnings.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES (continued)

B. Management/Violations (Chandler)

Nothing to discuss.

C. Architectural Review Committee (Martucci)

This was discussed during the ARC meeting immediately preceding Board meeting.

D. Community Patrol (Mazzie)

No issues; typical fishing hobbyists and cars parking on grass, but no crime to report.

E. Executive Committee/VISTA Gardens (West)

No discussion due to absence of Bill West.

F. Carrollwood Cultural Center (Unnamed)

No representative at this time.

G. Landscape/Carrollwood Park Conservancy (Fernandez/Gerig)

Palm trees have been relocated in areas; landscaping refurbished at entrances.

H. Communications Committee (Newsletter/Website) (Campbell)

Articles for the e-newsletter are due to Suzanne Fernandez by July 2nd, 2018.

VIII. NEXT MEETING

The next regular Architectural Review Committee and Board of Directors meetings will be held at 6:30 p.m. and 7:00 p.m., respectively, on July 25th, 2018, at the Carrollwood Cultural Center, C.V. Community Room, 4537 Lowell Rd, Tampa, FL, 33618, unless the Board elects to take a summer recess; next meeting would be August 29th, 2018, same time, same location.

IX. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made by Marlene Harper and seconded by Suzanne Fernandez to adjourn the meeting at 9:00 p.m. The Board unanimously approved the motion.

Respectfully submitted,

Secretary

These minutes were approved on July 25, 2018.

Signed

SUSAN V. GERIG

Printed Name