



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

**July 25, 2018**

**I. CALL TO ORDER**

The Carrollwood Village Phase III Board of Directors and Architectural Review Committee (ARC) Meeting convened on Wednesday, July 25, 2018 at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618. President William West called the meeting to order at 6:55 p.m.

**II. NOTICE OF MEETING**

Notice: The Notice of meeting was posted as required by the documents at the Phase III Park outside bulletin board.

**III. ROLL CALL**

**Directors Present:** President Bill West, Vice President Dan Martucci, Treasurer Suzanne Fernandez; Secretary Susan Gerig, Director Mike Jenkins, Director Marlene Harper, Director Frank Mazzie, Director Jana Jenkins and Director Phillip Clark.

**Guests:** Christine Logue, Brynn Mawr

**IV. APPROVAL OF MINUTES**

Mike Jenkins made a motion to approve the June 27, 2018 meeting minutes. The motion was seconded by Suzanne Fernandez. All in favor, motion passed.

**V. PRESENTATIONS**

Christine Logue gave a report that there will be a ribbon cutting at the end of October for the new County Park on West Village Drive. The ribbon cutting will be on a Friday. The Grand Opening is behind because of weather delays and is tentatively scheduled after the 1<sup>st</sup> of the year. Amenities include a dog park for little and big dogs, jogging trails, restrooms, splash pad, playground and a pavilion. The 501c3 setup to manage the park would like to solicit donations from residents of all three homeowner associations. Possibly a letter and postage paid envelope in the annual assessment or a separate mailing. The Board will study further this type of arrangement.

**VI. UNFINISHED BUSINESS**

**A. Update Board on West Village Commons Shopping Center**

Implications and Developer Contributions and Legal Fight – Bill West gave the report and noted that the Association has done all it can do per the Attorney.

**B. Update Board on Entrance Lighting** – Van Chandler gave the report. The infrastructure for Buckingham and Wolcott has been installed. The billing has been established and TECO will come in to activate the lights within the next week by installing the meter.

**C. Update Board on Last Phase of Street Signage** – Suzanne Fernandez gave the report. All signs are done but two. County is going to address problem with the homeowner at the corner of Riverstone and Stonegate Dr. All signs will be in compliance with County code. “Residents Only” signs will be installed at strategic places throughout Phase III.

**D. Appoint a Representative for the CCC BOD** – Susan Gerig would like to find someone who is interested in filling the position. The search will continue.



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**VI. UNFINISHED BUSINESS (continued)**

- E. Update Board on Stonegate Wall** – Van Chandler gave the report. A 25% deposit was given to Branch Restoration instead of the customary fifty (50%) percent since they are a new vendor for the Association. The deposit amount given was \$3,467.25.
- F. Financial Reports Update** - Suzanne Fernandez gave the report. Collections are less than \$10,000.00 and that includes the \$4,000.00 rolled over from last year. Money is still in reserves.

**VII. NEW BUSINESS**

- Total Write-Offs = \$1,917.00** – Susan Gerig made a motion to approve the total amount of \$1,917.00 in write offs per the Association attorney on the addresses below. The motion was seconded by Mike Jenkins. All in favor, motion passed.
- A. Write-Off of Delinquent Assessment per Attorney**  
4925 Cypress Trace Dr for \$1,132.00
  - B. Write-Off of Delinquent Assessment per Attorney**  
5207 Quarrystone Lane for \$447.50
  - C. Write-Off of Delinquent Assessment per Attorney**  
14222 Village Terrace for \$337.50
  - D. Need a Formal Motion to Pay for the Remainder of the Branch Restoration Repair of the Stonegate Wall for \$10,401.76. Monies can come from the Association's Reserve Account 2220 - Wall Maintenance/Sign Fund Amount on the Balance Sheet with a current balance of \$15,326.00 leaving a Balance of \$4,924.24.** – Suzanne Fernandez made a motion to pay the remainder of the Branch Restoration for the Stonegate wall from the Association's reserve account 2220 – Wall Maintenance Sign/Fund in the amount of 10,401.76 leaving a balance of \$4,924.24. The motion was seconded by Susan Gerig. All in favor, motion passed.

**VII. REPORTS FROM OFFICERS AND COMMITTEES**

- A. Financial** - Suzanne Fernandez gave the report early in the meeting.
- B. Management/Violations** - Van Chandler gave the report. Violations will be done July 26, 2018.
- C. Architectural Review Committee** - Frank Mazzie gave the report.
- D. Community Patrol** –Frank Mazzie gave the report. Same cars parking on the street and side walk. The next plan is to set up a procedure for the same cars getting a ticket to get sent to the attorney. Florida Highway Patrol and Sheriffs have had a total of 103 violations including no tail lights and no driver's license. Fifty Three (53) tickets were for speeding.
- E. Executive Committee/VISTA Gardens** – Bill West gave the report. Meeting with Adrian Madhosingh, President of Phase II soon.
- F. Carrollwood Cultural Center** – No report.
- G. Landscape/Carrollwood Park Conservancy** – Suzanne Fernandez gave the report. Palm trees have been relocated due to line of sight issues in their original placement. No sod replacement until available for purchase. Currently in the process of trimming trees and removing dead pine trees.



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**VII. REPORTS FROM OFFICERS AND COMMITTEES (continued)**

**H. Communications Committee (Newsletter/Website)** – Suzanne Fernandez gave the report. There will be a link to a larger Article in August. The articles need to be in by August 2<sup>nd</sup>. In the next ten (10) days the residents will receive a survey questionnaire. They questionnaire will accept responses from August 21<sup>st</sup> through September 5<sup>th</sup>, the Wednesday after Labor Day.

**VIII. NEXT MEETINGS**

**The next regular Board and ARC meetings will be held at 6:30p.m. and 7:00 p.m. on August 29, 2018, at the Carrollwood Cultural Center, C.V Community Room, 4537 Lowell Road, Tampa, FL 33618**

**IX. ADJOURNMENT**

There being no further business before the Board, a motion to adjourn was made first by Mike Jenkins. The motion was seconded by Phillip Clark; approved unanimously. The meeting adjourned at 7:54pm.

Respectfully submitted,  
Megan Diaz, For the Secretary  
These minutes were approved on \_\_\_\_\_

\_\_\_\_\_  
Susan Gerig, Secretary

\_\_\_\_\_  
Printed Name