



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY**

BOARD OF DIRECTORS

AND

ARCHITECTURAL REVIEW COMMITTEE

MEETING MINUTES

JANUARY 31, 2018

I. CALL TO ORDER/ROLL CALL.

The Carrollwood Village Phase III Board of Directors and Architectural Review Committee (ARC) Meeting convened on Wednesday, October 25, 2017 at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33624. President West called the meeting to order at 7:00p.m.

Directors Present

Suzanne Fernandez
Phillip Clark
Dan Martucci
Susan Gerig
Frank Mazzie
Mike Jenkins
Bill West
Marlene Harper
Jana Jenkins

Directors Absent

Guests

Van Chandler, GPI
Jose Martinez, Wellington
Tom Bryant, Cypress Trace
Adam Bouchard, Tampa Airport
Lloyd Tillman, Tampa Airport
Charlie Campbell, Somerset
Karen Harrington, Turner Trace
Carolyn Obenberger, Turner Trace
Len Sixt & Sandra Cunningham,
Chattam
Michael & Paula Tarris, Wolcott
Jan Van Glahn, Stonegate
Denise Holly, Wolcott
Maria Bonnette, Wolcott
Kate Ruschmeier, Wolcott
Vickie Paggio, Wolcott
Linda Fobes, Cypress Trace
Elizabeth Strom, Windermere

II. APPROVAL OF PREVIOUS MINUTES. A MOTION to approve the October 25, 2017 AND the November 15, 2017 meeting minutes as written was made by Treasurer Fernandez first and seconded by Secretary Gerig; approved unanimously.

III. PRESENTATIONS. Adam Bouchard, Tampa International Operations Manager
Re: Discussion of Noise Abatement Procedures, Flight Paths, FAA Operations

IV. UNFINISHED BUSINESS.

A. Discuss/Approve Insurance for FHP/HCSO Patrols: A MOTION to approve the new insurance policy at approx. \$33,000 to insure the Association for having armed patrols monitoring for speeder on the main thoroughfares was made first by Director Mazzie and seconded by Director Jenkins-M; approved unanimously.



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IV. UNFINISHED BUSINESS (Continued).

- B. Discuss the Value of the Community Patrol:** There are some resident who believe the Community Patrol does not add value and other who do. There is difficulty in trying to measure what IS NOT happening BECAUSE OF the Community Patrol. Board members provided numerous examples of the patrol being able to respond quickly and in some cases before the Sheriff could arrive and their presence prevented a crime from occurring.
- C. Update Board on Stonegate Lighting:** The lighting should be available soon. TECO is waiting on the County Release. The last step will be the installation of the meter.
- D. Update the Board on the Memorandum of Understanding:** The final details are being worked out and the Communications Committee should have something for the February meeting.
- E. Signage for Phase III Parks (Usage, Etc.):** New signage for the Phase III Park and common areas (i.e. basketball courts, tennis courts, exercise area, etc.) that the facilities are for the exclusive use of Phase III residents and NOT a public park. Vice President Martucci would like to participate.
- F. Approve Trespass Agreement for HCSO:** A MOTION to approve the Trespass Agreement with the Hillsborough County Sheriff's Office was made first by Treasurer Fernandez and seconded by Director Jenkins (Jana); approved unanimously. This agreement will allow the Sheriff Deputy to come onto the Association's private property and remove a non-resident if they fail to comply with the Community Patrol officer's directive to leave.

V. NEW BUSINESS.

- A. Approval of Louis Betz Representing the Interests of Phase III:** Louis Betz, Lobbyist and Phase III Village resident has offered his services pro-bono to the Association to assist with County issues and to make sure Phase III residents are heard by County government. Mr. Betz has helped out with the rezoning issue of West Village Commons Shopping Center and is attempting to leverage the interest of Trader Joe's to occupy the space in the former Sweetbay. In addition, a store like Earth Fare (supermarket chain dedicated to organic foods) or Harvey's (customized stores to fit the local neighborhood) would also be a good fit. The Developer may try to "hedge their bets" and sue the County for denying the rezoning. A MOTION to approve up to \$15,000 in legal funding to defend the current zoning as it relates to the West Village Commons Shopping Center Carrollwood making sure any retail is a good fit for Carrollwood Village Phase III residents was made first by Treasurer Fernandez and seconded by Director Mazzie; approved unanimously.
- B. Discuss West Village Commons Shopping Center Traffic Implications and Developer Contributions to Towards Resolving Traffic Issues and Legal Fight:** Discussion ensued concerning the Developer contributing to roadway improvements if the denied rezoning was overturned on appeal. Corporate community involvement is something that the Association should insist upon.



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V. NEW BUSINESS (Continued).

- C. **Discuss Violation Notices and Protocols:** Postpone until next meeting.
- D. **Discuss/Approve Rainmaker Pressure Cleaning Estimate E315:** The consensus of the Board is to proceed with the pressure cleaning as outlined in the proposal. No vote is needed because it is under the manager approval limit of \$1,500.
- E. **Discuss Protocol of Tree Removal in Conservation Areas:** The Board needs to adopt a policy with respect to the removal of fallen trees in the conservation areas. There should be some flexibility to work on a case-by-case basis. Care should be taken to make sure all governmental agencies and their rules/regulations are followed.
- F. **Discuss Air Traffic Patterns:** Adam Bouchard, Operations Manager of Tampa International Airport can assist the Communications Committee with up to date information regarding runway closures and alternative air traffic patterns. This information could be posted on the website.

VI. REPORTS OF OFFICERS AND COMMITTEES.

- A. **Management.**
 - 1. **Financial.** Financials were included in the meeting packet. Residents asked questions in this portion of the meeting; specifically the 2018 assessment increase. .
 - 2. **Management/Violations. Management Report:** Management report included in the Board packet. No questions. **Violations:** No questions.
- B. **Architectural Review Committee.** No report.
- C. **Community Patrol.** The Community Patrol Committee meets every Monday morning at 10:00am at the Bagel Shop in the Village Corners Shopping Plaza on West Village Drive.
- D. **Executive Committee/VISTA Gardens. Executive Committee.** No report. **VISTA Gardens.** No report.
- E. **Landscape/Carrollwood Park Conservancy. Landscape.** No report. **Carrollwood Park Conservancy.** No report.
- F. **Carrollwood Cultural Center.** No report.
- G. **Communication Committee.** (See IV. UNFINISHED BUSINESS, D.)

VII. NOTICE OF NEXT MEETING.

The next Board & ARC Meeting will be on Wednesday, February 28, 2018, 7:00 p.m., at the Carrollwood Cultural Center, 4537 Lowell Road in the Carrollwood Village Community Room.

VIII. ADJOURNMENT.

There being no further business before the Board, a motion to adjourn was made first by Director Jenkins-M and seconded by Vice President Martucci; approved unanimously. The meeting adjourned at 9:10p.m.

Minutes approved on February 27, 2018

Signed by: _____
Susan Gerig, Secretary