



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
MEETING MINUTES
September 26, 2018**

I. CALL TO ORDER

William West, President of Carrollwood Village Phase III Homeowners Association Inc., called the Board of Directors meeting to order at 7:00 p.m. on September 26th, 2018 at Carrollwood Cultural Center (C.V. Community Room), 4537 Lowell Rd, Tampa, FL 33618 (quorum present).

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

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

Directors Absent:

None

Guests Present:

Janine Chechanover – Buckingham
Ryan Kulyik - Buckingham
Christine Wojcik – Buckingham
George White – Chardonay
Mario Reyes – Chattam
Len Sixt – Chattam
Jane Case – Cypress Trace
Maria Gomez – Cypress Trace
Aura Paez – Cypress Trace
Michael Tarris – Wolcott
Bryan Mazanec – Somerset
Patrick Higgins – Wolcott

III. APPROVAL OF MINUTES

Suzanne Fernandez made a motion to approve the August 29, 2018 Board of Directors and ARC meeting minutes as written. The motion was seconded by Jack Crutchfield. All in favor, the motion passed.

IV. PRESENTATIONS

Comments from Homeowners

- 1) George White (Chardonay) – Presented view of positive restructuring and transparency of the Association budget.
- 2) Mario Reyes (Chattam) – Presented view of fence violation (5007 Garrick Court – agenda item VI.D); fence has been weatherproofed and needs ten (10) days to cure before painting.
- 3) Aura Paez (Stonegate) – Presented pond stagnancy issues; Board requested the manager to look into this further.

Budget Process

Van Chandler continues work on budget process, and notified members of budget meeting, to be held in the Community Room at Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618 on November 1st, 2018. Time and further details will be posted on community bulletin board, on the Association website and in *Village Voice*.



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V. UNFINISHED BUSINESS

- A. **Update Board on Stonegate Wall (Chandler)** – Van Chandler has walkthrough with Branch Restoration on 09/27/18 regarding this issue; will report back to Board.
- B. **Attorney Fees – Breakdown between Charter School and Tankel Law Group (West)** – Bill West discussed unanticipated expenses incurred with possibility to recoup a portion of said expenses; Suzanne Fernandez made a motion to seek a second opinion on current legal issues as noted on agenda. The motion was seconded by Frank Mazzie. All in favor, the motion passed.

VI. NEW BUSINESS

- A. **Discuss/Approve Second Legal Opinion on By-Laws Amendment (West)** – Issue was previously covered (see V. UNFINISHED BUSINESS, B.).
- B. **Discuss/Approve Engaging Legal Counsel to Assess Legal Challenge to Docs (West)** – Board stance is that deed restrictions as noted in Association documents apply, regardless of pending lawsuits; will discuss with legal counsel during attorney discussion session.
- C. **Discuss Erikson Quote of \$1,850.00 to Paint and Rehabilitate Playsets (Chandler)** – Frank Mazzie made a motion to approve the Erickson quote #105 of \$1,850.00 to repaint the playset as outlined in his proposal. The motion was seconded by Dan Martucci. All in favor, the motion passed.
- D. **Discuss Deed Restriction Fence Violation (5007 Garrick Court) (West)** – Board heard comments from the homeowner (see IV. PRESENTATIONS, 2.)
- E. **Discuss/Approve Write-Off 14222 Village View Dr of \$825.00 per Attorney (West)** – Dan Martucci made a motion to write off \$825.00 worth of collections for 14222 Village View Dr per attorney advisement. The motion was seconded by Susan Fernandez. All in favor, the motion passed.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES

- A. **Financial (Chandler)** – Van Chandler to provide breakdown to Board for costs noted on Office line item of budget. Board discussed creation of possible website login to provide more financial/budgetary visibility for residents.
- B. **Management/Violations (Chandler)** –
 - 1. Belmere and Somerset Fence - Decay Issue; Van Chandler working on evaluation and options with the cooperation of Denise Thomas, General Manager.
 - 2. Van Chandler working to obtain survey from Mid-America Corporate office.
 - 3. Chattam and Diamond Head – Drainage inflow pipe from Sussex Way to the Chattam/Diamond Head pond has collapsed; Van Chandler has opened service request with County for path forward.
 - 4. No additional violation activity reported.
- C. **Architectural Review Committee (Martucci)** –
The Architectural Review Committee met and approved outstanding architectural review applications.



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VII. REPORTS FROM MANAGEMENT AND COMMITTEES (continued)

D. Village Items (West)

- **Executive Committee/VISTA Gardens**
 - **Charter School Update** – No report.
 - **5K Run is back on** – Additional Christmas run discussed.
 - **Resident Survey Results** – Survey results have been tallied and reviewed; seven (7) committees have been formed as a result; summary and links will be made available on community website and posted *in Village Voice*.
 - **CV Leadership Conference in January** – No report.
 - **Welcome to Carrollwood Village Signs vs Award Sign** – Suzanne Fernandez made a motion to approve adopting a Welcome to Carrollwood sign in lieu of award sign due to expiration of the award for the upcoming year. The motion was seconded by Susan Gerig. All in favor, the motion passed.
- **Carrollwood Cultural Center** – no update to report
- **Landscape/Carrollwood Park Conservancy (Fernandez/ Gerig)** –
 - **Landscape** – The Association has eight (8) to ten (10) Live Oak trees slated to be felled over the next year due to decay; pines are pending stump removal following return of dry ground conditions; there is a line in the budget for these expected expenses.
- **Carrollwood Park Conservancy** – The ribbon cutting (soft opening) for the Carrollwood Village Park to take place on October 19, 2018.
- **Communication Committee (Newsletter/Website) (Fernandez)** –
- Articles for next issue are due to Suzanne Fernandez by 10/01/18. Readership is up and the platform used for viewing is mostly on mobile devices.
- **New Committees (Welcome Wagon, Moms Club, Ring Network)** – Committees previously discussed was the outcome of the visioning session at St. Pete College.
- **Community Patrol (Mazzie)** – FHP statistics in Carrollwood Village has encouraged County action regarding additional traffic calming measures. Opportunities exist for residents to connect Ring Network doorbells to HSCO (note: not a Board/Association-sponsored initiative); otherwise no major issues to report; Board will post article on community website and in *Village Voice* reminding residents catch-and-release fishing activities are permitted in common areas only. Fish are not suitable for consumption due to heavy metals and oils runoff from the street.

VIII. NEXT MEETING

The next Board of Directors and meetings will be held at 7:00 p.m. immediately following the monthly Architectural Review Committee Meeting at 6:30pm, on November 1st, 2018 at the Carrollwood Cultural Center C.V. Community Room, 4537 Lowell Rd, Tampa, FL, 33618. This will be a 2019 budget meeting.



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IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Frank Mazzie and seconded by Dan Martucci to adjourn the meeting at 8:18 p.m. The Board unanimously approved the motion.

Respectfully submitted,

Secretary

These minutes were approved on NOVEMBER 1, 2018.

Susan V. Gerig
Signed

SUSAN V. GERIG
Printed Name