



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
MEETING MINUTES
March 27, 2019**

I. CALL TO ORDER

William West, President of Carrollwood Village Phase III Homeowners Association Inc., called the Board of Directors meeting to order at 7:01 p.m. on March 27, 2019 at Carrollwood Cultural Center (C.V. Community Room), 4537 Lowell Rd, Tampa, FL 33618.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

William West – President
Suzanne Fernandez – Treasurer
Marlene Harper - Director
Frank Mazzie – Director
Phillip Clark – Director (7:06pm)
Mike Jenkins – Director

Directors Absent:

Jack Crutchfield
Susan Gerig
Dan Martucci

Guests Present:

Van Chandler, GPI
Megan Diaz, GPI Recording Secretary
Sonja Seery, GPI
Val Larson, Windemere
Mario Reyes, Chattam
Chris Wojcik, Buckingham
Len Sixt, Chattam
Wendy White, Buckingham
Chris Rule, Buckingham
Linda & Richard Fobes,
Cypress Trace

III. APPROVAL OF MINUTES

Mike Jenkins made a motion to approve the February 27, 2019 Board of Directors and ARC meeting minutes. The motion was seconded by Suzanne Fernandez. **All in favor, the motion passed.**

IV. PRESENTATIONS

N/A

V. UNFINISHED BUSINESS

- A. Discuss 5310 Ridgewell Ct Assessment Delinquency** – Van Chandler gave the report. William West made a motion to have Tankle Law Group move forward with the collection process. The motion was seconded by Mike Jenkins. **All in favor, motion passed.**
- B. Discuss/Approve Site and Expense for Sandra Harrington Memorial** – William West gave the report. This will be tabled until the next Board meeting.
- C. Update on 14332 Village View Drive Boundary Wall** – Van Chandler gave the report. A survey has been ordered and will be done mid-April.
- D. Update on Master Document Modification Committee** – Suzanne Fernandez gave the report. Documents will be sent to the Board of Directors for review.
- E. Update on Reserve Study** – William West gave the report. Suzanne Fernandez made a motion to approve the quote with Florida Reserve Study and Appraisal in the amount of \$2,400.00 and to have the study include the trees. The motion was seconded by Frank Mazzie, **All in favor, motion passed.**



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VI. NEW BUSINESS

- A. Discuss/Approve Independent Tree Service Proposal for “Mama Oak”** – Van Chandler gave the report. Suzanne Fernandez made a motion to approve proposal number 3302 in the amount of \$1,550.00 to fertilize and spray “Mama Oak” on Sussex Way on an annual schedule. The motion was seconded by Mike Jenkins. **All in favor, motion passed.**
- B. Discuss approval for J. Allen Williams tennis coach for Phase III tennis courts** – William West gave the report. Suzanne Fernandez made a motion to approve J. Allen Williams as the coach for Phase III tennis courts. The motion was seconded by Frank Mazzie. **All in favor, motion passed.**
- C. Discuss approval to write off small balances** - Van Chandler gave the report. Suzanne Fernandez made a motion to approve the write off of all small balances under \$1.00. The motion was seconded by Marlene Harper. **All in favor, motion passed.**

**VII. REPORTS FROM MANAGEMENT AND COMMITTEES
PHASE III SPECIFIC**

- A. Financial**– Van Chandler gave the report. The association currently has fifty-thousand (\$50,000.00+) plus in retained earnings.
- B. Management/Violations/crime mapping** – Van Chandler gave the report. Crime is low and there is a new alligator trapper permit no. 452759 for the two (2) alligators in the Chattam Pond
- C. ARC Committee: Review/Approve 14111 Stonegate ARC – New Metal Roof** – Van Chandler gave the report. The roofer is going to send in more information about the roof and this topic will be discussed at the next board meeting. There are a few homeowners will horizontal fences. The Board and the Community Association Manager Van Chandler will get with Amanda Uliano to discuss how to handle unapproved fences.
- D. Landscape** – Suzanne Fernandez gave the report. The pond cleanup event is April 27th. VLC will be providing additional services for the day at no additional charge. Van Chandler will be getting with Amanda Uliano for a waiver for the volunteers. Suzanne Fernandez made a motion to approve five-hundred (\$500.00) out of the pond budget to go towards to the pond clean up event. The motion was seconded by Frank Mazzie. **All in favor, motion passed.**
- E. Communications** – Suzanne Fernandez gave the report. Articles need to be in by Monday, April 1st.
- F. Nominating Committee** – Suzanne Fernandez gave the report. There are two (2) board members running and they are Marlene Harper and Frank Mazzie. Sue Gerig is not running. Chris Rule will be on the ballot.
- G. Welcome Committee** – Suzanne Fernandez gave the report as needed/required.
- H. Annual Meeting** – Suzanne Fernandez gave the report as needed/required. Mailings are to post the week of April 8th and need to be returned by May 6, 2019.



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VIII. REPORTS FROM MANAGEMENT AND COMMITTEES VILLAGE WIDE

- A. Executive Committee** – William West gave the report as needed/required.
- B. VISTA Gardens** – William West gave the report. The Eagle Scout projects should be done within a month.
- C. Carrollwood Cultural Center** – William West gave the report. Marlene Harper will be representing Phase III as a liaison to the Board sitting on the Carrollwood Cultural Center’s Board of Directors.
- D. Carrollwood Park Conservancy** – Jack Crutchfield is absent. Suzanne Fernandez gave the report on his behalf. The next meeting is on Monday April 1st.
- E. Safety/Community Patrol** – Frank Mazzie gave the report as needed/required.

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 April 24, 2019 at the Carrollwood Cultural Center C.V. Community Room, 4537 Lowell Rd, Tampa, FL, 33618.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mike Jenkins and seconded by Phillip Clark to adjourn the meeting at 8:28 p.m. The Board unanimously approved the motion.

Respectfully submitted,
Secretary

These minutes were approved on _____.

Susan V. Gerig
Signed

SUSAN V. GERIG
Printed Name