



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
MEETING MINUTES
October 30, 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 7:00pm on October 30, 2019 at Carrollwood Cultural Center (C.V. Community Room), 4537 Lowell Rd, Tampa, FL 33618.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Dan Martucci-Vice President
Chris Rule-Director
Frank Mazzie-Director
Suzanne Fernandez-Treasurer
Marlene Harper-Director
William West-President
Mike Jenkins-Director
Jack Crutchfield-Secretary

Directors Absent:

Phillip Clark-Director

Guests Present:

Van Chandler, GPI
Sonja Seery, GPI
Tracy Preston, GPI Recording Secretary
See Attached Sign-In Sheets

III. APPROVAL OF MINUTES

Marlene Harper made a motion to approve the September 25, 2019 Board of Directors and ARC meeting minutes. The motion was seconded by Suzanne Fernandez. **All in favor, the motion passed.**

IV. PRESENTATIONS

A. Comments from Homeowners [three (3) minute time limit]

1. Karen Harrington, President Turner Trace. Stated that the grounds and wall are not being properly maintained by Carrollwood Village Phase III.
2. William Streater, of Halliford Dr. Former police officer. Stated that having the Sheriff's Office on patrol for Carrollwood Village Phase III is necessary. Sheriff Chronister with Hillsborough County Sheriff's Office may be easier and cheaper to work with than the current community patrol.
3. Mario Reyes, Garrick Ct - Started attending monthly Board meetings to help better understand the budget and how funds are allocated. Encouraged all in attendance to also attend monthly Board meetings.

V. UNFINISHED BUSINESS

- A. Update on Master Document Modification Committee** – Suzanne Fernandez gave the report. This is still a work in progress. Committee is working on document modifications.
- B. Update on Sandra Harrington Memorial** – Suzanne Fernandez gave the report. The tree is doing well. Carrollwood Village Phases I and II donated a bench.
- C. Update Board on County Adopt a Pond Program Behind Pickett Ct** - Suzanne Fernandez gave the report. Adopt-A-Pond program is to make the ponds more sustainable and will help with algae problems.



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VI. NEW BUSINESS

- A. Change date of November meeting due to Thanksgiving Holiday** – William West gave the report. A motion was made by Suzanne Fernandez to move the next regular Board and ARC meeting to Wednesday November 20, 2019. The motion was seconded by Chris Rule. **All in favor, the motion passed.**
- B. Discuss/Adopt 2020 Proposed Budget** – William West gave the report. Reserve Study was taken into consideration when proposing the 2020 budget, taking into account landscaping expenses. Annual assessment increased from \$457.79 to \$515.67 for 2020, as assessments fluctuate due to inflation as well as rising costs. A motion was made by Suzanne Fernandez to accept the proposed 2020 budget, as proposed. The motion was seconded by Mike Jenkins. **Seven (7) Yea, One (1) Abstained-Marlene Harper. Motion passed.**
- C. Discuss/Approve Fieldstone Landscape Contract** – Suzanne Fernandez gave the report. Fieldstone Landscaping met all licensing and insurance criteria. The original bid was \$187,000.00 per year and was negotiated down to \$178,000.00 for the first year. This will be a three (3) year contract with an automatic increase of 2% in years two and three. A motion was made by Suzanne Fernandez to approve Fieldstone Landscaping Grounds Contract bid of \$178,000.00 for year 1. The motion was seconded by Mike Jenkins. **All in favor, the motion passed.**

VII. REPORTS FROM MANAGEMENT AND COMMITTEES

PHASE III SPECIFIC

- A. Financial** – Van Chandler gave the report.
- B. Management/Violations/Crime Mapping/Legal Issues/Violations** – Van Chandler gave the report.
- C. Architectural Review Committee** – Mike Jenkins gave the report.
- D. Grounds/Landscape/Parks** – Suzanne Fernandez gave the report.
Update on County Sponsored Mini-Grant;
Re: Tree and Micro Irrigation Grants - This is a three (3) year plan and is a replanting tree application.
Re: Termination of Solitude Contract - A motion was made by Suzanne Fernandez to send the 30 day termination notice to Solitude on November 15, 2019. The motion was seconded by Frank Mazzie. **All in favor, the motion passed.**
Re: 2019 Tree Canopy Trimming will take place November and December. Refreshing of the plantings at entrance(s) Attley Pl at Sussex Way where 2 large canary palms died and were removed damaging the plantings and at Timmes Way at West Village Dr due to 2018 storm damage will occur in November and December.
Re: Entrance Lighting (Fennsbury and Stratton) – will be installed fourth quarter 2019.
- E. Communications** – Suzanne Fernandez gave the report. If anyone in the community would like to contribute to the Newsletter, articles must be submitted by the fifth of each month. Send the articles, comments, questions, suggestion to communications@carrollwoodvillage.com
- F. Welcome Committee** – Suzanne Fernandez gave the report. Volunteers are needed from Chardonnay and Somerset.



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**VIII. REPORTS FROM MANAGEMENT AND COMMITTEES
VILLAGE WIDE**

- A. Executive Committee** – William West gave the report.
Traffic calming project is in the works.
- B. VISTA Gardens** – William West gave the report.
- C. Carrollwood Cultural Center** – Marlene Harper gave the report.
- D. Carrollwood Park Conservancy** – Jack Crutchfield gave the report.
- E. Safety/Community Patrol** – Frank Mazzie gave the report.

VIII. NEXT MEETING

The next regular Board and ARC meetings will be held at 6:30p.m. and 7:00 p.m. on Wednesday, November 20, 2019, at the Carrollwood Cultural Center, C.V Community Room, 4537 Lowell Road, Tampa, FL due to the Thanksgiving holiday.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mike Jenkins and seconded unanimously by The Board to adjourn the meeting at 9:00p.m.

Respectfully submitted,
Tracy Preston, For the Secretary

These minutes were approved on NOV 20, 2019.


Signed

JACK C CRUTCHFIELD
Printed Name