



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
May 15, 2019

I. CALL TO ORDER

William West, President of Carrollwood Village Phase III Homeowners Association Inc., called the Annual Membership meeting to order at 7:00 p.m. on May 15, 2019 at Carrollwood Cultural Center (C.V. Community Room), 4537 Lowell Rd, Tampa, FL 33618. Van Chandler advised there is a quorum to proceed with the annual membership meeting for Carrollwood Village Phase III.

II. NOTICE OF MEETING

Van Chandler gave the report. The affidavit is signed and notarized and certifies all homeowners who were on the list since April 12th 2019 received a membership packet.

III. ROLL CALL/ CERTIFICATION OF PROXIES

Directors Present:

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

Directors Absent:

Guests Present:

Van Chandler, GPI
Megan Diaz, GPI Recording Secretary
Sonja Seery, GPI

Louis Betz and Len Sixt, members of the community, volunteered to count the proxies.

IV. READING/APPROVAL OF THE 2018 MINUTES

William West gave the report. Mike Jenkins made a motion to approve the 2018 meeting minutes. The motion was seconded by Marlene Harper. **All in favor, motion passed.**

V. PRESENTATIONS

N/A

VI. ELECTION OF DIRECTORS/VOLUNTEERS FOR 2020 NOMINATING COMMITTEE

William West gave the report and presented the three (3) nominees for the election. Marlene Harper, Frank Mazzie and Chris Rule. Mike Jenkins made a motion to close the election. The motion was seconded by Marlene Harper. **All in favor, motion passed.** Suzanne Fernandez provided the credentials and requirements for the nominating committee. Three (3) to five (5) members are needed for the committee. Val Larson and Chris Wojcik volunteered to remain on the committee.



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VII. REPORTS FROM OFFICERS AND COMMITTEES

- A. President's Remarks** – William West gave the report as needed/required.
- B. Financials** – Suzanne Fernandez gave the report. Paul Mirin from Bryn Mawr had a question about the insurance and legal in the budget for 2019. Suzanne Fernandez stated the association no longer has the Florida Highway Patrol. William West gave the report on the legal section in the budget. Legal is needed for bookkeeping such as amendments, deed restrictions, rezoning of the shopping center and internal issues. Rick Coleman from Chattam asked about the \$35,000.00 that is divided for legal fees and deed restrictions. William West gave the report and stated it is an estimated amount per the 2018 bills. Amanda Uliano gave the report on legal. The firm will be going through the declarations and bylaws to see if the documents need to be revised. A complete review of the documents will be done and this will be a membership vote.
- C. Architectural Review** – Mike Jenkins gave the report as needed/required. All updates and revisions go through the Architectural Review Committee (ARC) for approval.
- D. VISTA Gardens** – William West gave the report as needed/required. The entrance is being completed at the moment and the eagle scouts are assisting. There is now a pond and VISTA is now exploring joining the pond committee.
- E. Community Patrol** – Frank Mazzie gave the report as needed/required. The same (3) patrol officers are patrolling the area. The patrol is starting to stop more people speeding. If a resident is going out of town they can contact the Florida Highway Patrol to do checks on the property. If there are any questions on issues going on in the neighborhood, contact the Hillsborough County Sheriff's Department. A resident from Diamond Hill wants the Board of Directors to review increasing the budget in the future to bring the Highway Patrol back. Frank Mazzie stated it will not be in the budget as the association is allowed a 2% increase each year. Frank Mazzie will get with patrol to update the reporting.
- F. Landscape** – Suzanne Fernandez gave the report as needed/required. In 2018 (10) new trees were planted. For 2019 there are (3) pollinated beds planted on Sussex. Tree replacements will be held off until the end of the 3rd quarter to the beginning of 4th quarter. Commitments will not be made until the end of the year to see where the association is at on the budget. The environmentally friendly vision is extending out to the ponds. VLC is looking into what will help maintain the ponds. Each month there is an article in the newsletter about the ponds as the residents need to get up to speed. Native friendly planting and volunteers are needed.
- G. Carrollwood Park Conservancy** – Jack Crutchfield gave the report and is a representative for Phase III on the park committee. The first Monday of every month there is a meeting. An insurance policy was made for the park. There have been a lot of improvements to the park.
- H. Communications** – Suzanne Fernandez gave the report. The May article will be going out in the Carrollwood Village Voice newsletter on May 16th. The community is helping with the articles and it is saving the association money. More participation is needed and the means to communicate with the community is important. There's a new Mom's Club and other new clubs are coming. All questions or comments can be sent to communications@carrollwoodvillage.com.



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VII. REPORTS FROM OFFICERS AND COMMITTEES (Continued)

- I. Cultural Center** – William West gave the report. Marlene Harper and Chris Rule are on the committee. They're looking into revamping how the events are advertised and what events to do. The committee will be looking into communicating more with the residents.
- J. Welcome Committee** – Suzanne Fernandez gave the report and thanked all volunteers at the meeting. Volunteers have adopted a community and we are always looking for more volunteers.

VIII. UNFINISHED BUSINESS

None

IX. NEXT BUSINESS

- A. Vote to Rollover 2019 Retained Revenue** – William West gave the report. Suzanne Fernandez made a motion to rollover 2019 retained revenue. The motion was seconded by Jack Crutchfield. **All in favor, motion passed.** Van Chandler read off the tallies. There are (357) residents for and (5) against. The Resolution was read by Van Chandler to all attendees. The election for Directors is as follows: Marlene Harper (398), Frank Mazzie (384) and Chris Rule (411). The write in candidates are Len Sixt with (2) votes, Christos Ruci (1), John Wells (1) and Jayne Case (3).
- B. Question and Answer Selection** – No report.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Karen Waksman and seconded by Jack Crutchfield to adjourn the meeting at 8:40 p.m. The Board unanimously approved the motion.

Respectfully submitted,
Secretary

These minutes were approved on May 20, 2020.


Signed

JACK CRUTCHFIELD
Printed Name