



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING
AND
ARCHITECTURAL REVIEW COMMITTEE MEETING**

DATE: Wednesday, April 26, 2023
TIME: ARC 6:30 PM & Board Meeting 7:00 P.M.
PLACE: Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618

MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER:

Jack Crutchfield, President, called The Carrollwood Village Phase III Board of Directors Meeting and Architectural Review Committee Meeting to order at 7:00 PM on April 26, 2023, at The Carrollwood Cultural Center

II. ROLL CALL:

Directors Present:

Jack Crutchfield
Suzanne Fernandez
Chris Wojcik
Frank Mazzie
Mike Jenkins
Andrew Titen

Directors Absent:

Marlene Harper
Anne Whitaker
Jessica Magrill

Staff Present:

Dawn Archambault, CAM
Rachel Wilton, Transcriptionist

Guests Present:

Rick Crawford, Sherman Williams	Jane Case, Cypress Trace
Gerald Appleby, Marsocci Appleby & Company	Jill Betz, Chestersall
Denise Thomas and Gayle Mackovic of Belmere Apartment Management	Susan Sandberg, Stonegate
Pat Higgins, Wolcott	Linda & Richard Fobes, Cypress Trace
Charlie Campbell, Somerset	Joseph Quiros, Stonegate

It was noted that the meeting was properly noticed as required by Florida statutes.

III. APPROVAL OF MINUTES – March 29, 2023, Meeting Minutes

Suzanne Fernandez made a motion to approve the March 29, 2023, Meeting Minutes as presented. Andrew Titen seconded the motion. **All in favor, motion passed.**

IV. PRESENTATIONS:

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

- Jane Case: Suggests that candidate bios be approved by the person they were written for before being given out to the community. Concerns about Cypress Trace front entrance sign plantings looking bad. A petition has been made and signed to improve the Cypress Trace front entrance landscaping to be comparable to other subdivision entrances. Petition was provided to the Board via email.
- Suzanne Sanburg: Reported 4 broken streetlights to Tampa Electric. Concerns about neighbor loudly partying. A petition was previously made and signed regarding the issue, and has been provided to Board members. The Board suggests that she call the police on these neighbors every time.
- Charlie Campbell: Concerns with grounds and irrigation systems. Reports brown spots all around.
- Belmere Apartment Management: Reminds owners that Phase III cannot use trash compactor or pool. Reports parents have parking on Barrington and block entrance. Dawn Archambault has been trying to control the issue and will go again in person. Suzanne Fernandez recommends that they contact Ken Hagen regarding this issue.

V. RATIFICATION of ARC REQUESTS:

- Mike Jenkins made a motion to approve all ARC applications as presented at the 6:30 PM ARC meeting. Frank Mazzie seconded the motion. **All in favor, motion passed.**

VI. UNFINISHED BUSINESS:

A. Mulch Bids

- iMulch Florida: \$8,385.
- Andrew Titen made a motion to approve the bid from iMulch Florida up to \$9,000, under the condition that the bid is updated to include site prep, such as removing weeds and rocks and leveling the area. Chris Wojcik seconded the motion. **All in favor, motion passed.**

VII. NEW BUSINESS

A. Sherwin Williams

- They offer a program to provide approved Phase III paint color palettes on their website and in store. The board hopes to expand the current paint color palate by creating a new committee.

B. Presentation of 2022 Financial Statements

- Audit performed by Gerald Appleby. Reported no audit issues and a very clean audit.

C. Fieldstone Bids

- Fieldstone - Resodding: \$2,031.
- Tabled. Suzanne Fernandez needs to meet with Fieldstone about fixing the broken irrigation system before considering a resod.

- Fieldstone - Main Line Repair: \$1,525. Emergency repair. Should be complete by April 27, 2023.
- D. Tree Removal Bids
 - Bay Site Works - Tree at corner of Sussex and West Village: \$1,300
 - Bay Site Works - Tree on entrance of Stonegate: \$1,300
 - Bay Site Works - Vehicle damaged tree at corner of W Sussex & West Village: \$1,350.
 - Frank Mazzie made a motion to approve bids from Bay Site Works for tree removal. Andrew Titen seconded the motion. **All in favor, motion passed.**
- E. Records Inspection Resolution
 - Suzanne Fernandez made a motion to approve the records inspection resolution. Andrew Titen seconded the motion. **All in favor, motion passed .**
- F. Records Destruction Resolution
 - Tabled. The Board would like to know how many boxes, including how many for each year, Greenacre is currently storing and where before approving. Dawn Archambault will get this information and relay it to the Board.

**VIII. REPORTS FROM COMMITTEES AND MANAGEMENT:
PHASE III SPECIFIC:**

- A. Financials (Fernandez)
 - Suzanne Fernandez gave the report.
- B. Grounds/Landscape/Parks/Ponds (Fernandez)
 - Board was notified of the irrigation repair issues with Fieldstone.
 - Ponds are low due to drought but will fill with rain in the coming weeks.
- B. Communications (Fernandez)
 - The committee urges residents to sign up for e communications using the form on the community website.
- C. Welcome Committee/Welcome Wagon (Wojcik)
 - Chris Wojcik gave the report. There were 5 home sales in the month of March.
- D. Giving (Titen)
 - No reports.
- E. Elections (Magrill)
 - Ballots mailed out. Residents received the mailing April 22, 2023
 - 10 temporary signs will go up in the community to remind residents to mail in their ballot. The Board will send an email blast reminding residents as well.
- F. Zoning (Harper)
 - No reports.
- G. Management Report (Archambault)
 - The first violations recommended for fining will be in June meeting agenda.
 - Master List created for homes with non-compliant paint colors that will be sent to Board.

IX. NEXT MEETING:

The Annual Meeting will be held at 7:00 p.m. on Tuesday, May 23, 2023 at the Carrollwood Cultural Center, 4537 Lowell Rd. The next regular board meeting will be held at 7:00 p.m. on Wednesday, June 28, 2023 at the Carrollwood Cultural Center, 4537 Lowell Rd., Carrollwood Village Room.

X. ADJOURNMENT:

There being no further business to come upon the board, Jack Crutchfield made a motion that was seconded by Andrew Titen to adjourn the meeting at 8:10 PM. **All in favor, motion passed.**

Respectfully Submitted,
Rachel Wilton, For the Secretary

These minutes were approved on May 24, 2023.

Andrew B Titen
Andrew B Titen (May 24, 2023 12:07 EDT)
Signed

Andrew B Titen
Printed


04.26.23 Phase 3 MinutesRev2


Final Audit Report


2023-05-24


Created:	2023-05-24
By:	Dawn Archambault (darchambault@greenacre.com)
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