



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE MEETING AND BOARD OF DIRECTORS MEETING

DATE: Wednesday, June 28, 2023
TIME: ARC 6:30 PM & Board Meeting 7:00 P.M.
PLACE: Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618

MINUTES

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 6:59 PM on June 28, 2023, at the Carrollwood Cultural Center.

II. ROLL CALL:

Directors Present:

Jack Crutchfield
Suzanne Fernandez
Chris Wojcik
Marlene Harper
Andrew Titen
Jessica Magrill
Gary Lopez
Frank Mazzie
Anne Whitaker

Directors Absent:

Guests Present:

Ian Lanning – Waterfall
Luis Antapin – Fennsbury
Christine Logue – Ellesmere
Ed Mrgantri – Ellesmere
Daniel Martucci – Brynn Mawr
Michael Tarris – Arundell

Staff Present:

Dawn Archambault, CAM
Erin Whitely-Harvey, Transcriptionist
Steve Swartz – Florida Reserve Study & Appraisal
Ivis Venro – Gorham
Pat Higgins – Wolcott
Jane Case – Cypress Trace
Freida B. Weisbond – Chattam
Charles Campbell - Hollingfare

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

III. APPROVAL OF MINUTES – May 23, 2023 Meeting Minutes & May 23, 2023 Annual Membership Meeting Minutes

- Suzanne Fernandez made a motion to approve the May 23, 2023, Meeting Minutes as written. Andrew Titen seconded the motion. **Members in favor: 8, Members abstain: 1. Motion passed.**
- Andrew Titen made a motion to approve the May 23, 2023 Annual Membership Meeting Minutes as written. Suzanne Fernandez seconded the motion. **Members in favor: 8, Members abstain: 1. Motion passed.**

IV. PRESENTATIONS:

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

- Daniel Martucci – Brynn Mawr – Spoke on condition of the street medians.
- Christine Logue – Ellesmere – Spoke on flooding issue.
- Freida B. Weisbond – Chattam – Spoke on dog walkers having to walk on the street at a certain time due to sprinklers being on.

V. RATIFICATION of ARC REQUESTS:

- Gary Lopez made a motion to ratify ARC requests. Andrew Titen seconded the motion. **All in favor, motion passed.**

VI. UNFINISHED BUSINESS:

A. Arete Industries Sign Replacement Bid

- Tabled due to revisions needing to be made.

VI. NEW BUSINESS

A. Fieldstone Bids

- Suzanne Fernandez gave an irrigation report. Major irrigation break outside of Chardonnay. Irrigation was destroyed by old pine trees.
- Andrew Titen made a motion to approve \$21,421 for irrigation repairs. Anne Whitaker seconded. **All in favor, motion passed.**
- Andrew Titen made a motion to approve \$5,129 for landscaping enhancements at the Cypress Trace entrance. Seconded by Chris Wojcik. **All in favor, motion passed.** Work will be done when irrigation repairs are completed.

B. Tree Removal Bids

- Tabled.

C. Recommended for Fining

- 13718 Chestersall-Remedy Discolored House
- 13718 Chestersall-Trim Palm Fronds and/or Remove Dead Palm Fronds
- 13718 Chestersall-Remedy Discolored Fence and/or Repair
- 14008 Chettle Way-Garage Door Needs to be Repaired
- 14039 Ellesmere-Remedy Discolored Driveway and Repair

Suzanne Fernandez made a motion to move all violations to the fining committee. The motion was seconded by Andrew Titen. **All in favor, motion passed.**

D. Election of Officers

- Suzanne Fernandez made a motion to leave the officers in their current positions. The motion was seconded by Andrew Titen. **All in favor, motion passed.**

VII. REPORTS FROM COMMITTEES:

PHASE III SPECIFIC:

- A. Financials
 - Suzanne Fernandez gave the report.
 - Andrew Titen made a motion that any past due amount under \$5.00 be written off. The motion was seconded by Suzanne Fernandez. **All in favor, motion passed.**
- B. Grounds/Landscape/Parks/Ponds
 - Suzanne Fernandez gave the following report.
 - Fieldstone leadership and crew members are helping the outside areas look great.
 - Ponds are visited twice a month.
- C. Communicators
 - Chris Wojcik gave the report.
 - Introduced the new Fieldstone crew members in the newsletter.
 - Any homeowner that has any articles, they are encouraged to email them to a board member or Dawn.
 - A few updates have been made to the website.
- D. Welcome Committee
 - Chris Wojcik gave the report.
 - There were three sales in the month of May.
 - Homeowners are encouraged to provide new ideas of items that can be placed in the Welcome Bag for new homeowners.
- E. Giving
 - No reports
- F. Zoning
 - No reports
- G. Management Report
 - No reports

VIII. NEXT MEETING:

The next regular board meeting will be held at 7:00 p.m. on Wednesday, July 26, 2023 at the Carrollwood Cultural Center, 4537 Lowell Rd.

IX. ADJOURNMENT:

There being no further business to come upon the board, Andrew Titen made a motion to adjourn the meeting. The motion was seconded by Chris Wojcik. The meeting was adjourned at 7:53 PM. **All in favor, motion passed.**

Respectfully Submitted,
Erin Whitely-Harvey, For the Secretary

These minutes were approved on Jul 27, 2023.

Andrew B Titen
Andrew B Titen (Jul 27, 2023 08:34 EDT)
Signed

Andrew B Titen
Printed


062823 Minutes - DRAFT_v.3

Final Audit Report


2023-07-27

Created:	2023-07-27
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG2FmZySGPM0n9vKdpo-1JC2dDJfn_LNb


"062823 Minutes - DRAFT_v.3" History

 Document created by Dawn Archambault (darchambault@greenacre.com)

2023-07-27 - 2:29:02 AM GMT

 Document emailed to atiten@tampabay.rr.com for signature


2023-07-27 - 2:29:27 AM GMT

 Email viewed by atiten@tampabay.rr.com

2023-07-27 - 12:32:58 PM GMT

 Signer atiten@tampabay.rr.com entered name at signing as Andrew B Titen

2023-07-27 - 12:34:14 PM GMT

 Document e-signed by Andrew B Titen (atiten@tampabay.rr.com)

Signature Date: 2023-07-27 - 12:34:16 PM GMT - Time Source: server

 Agreement completed.

2023-07-27 - 12:34:16 PM GMT