



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
May 19, 2021**

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 19, 2021 via Zoom Video Conferencing. Chris Wojcik advised there is a quorum of ballots received at least 30% of the 415 homes needed to proceed with the annual membership meeting for Carrollwood Village Phase III.

II. NOTICE OF MEETING

William West gave the report. The affidavit is signed and notarized and certifies all homeowners who were on the membership list since April 30, 2021 received a membership packet.

III. ROLL CALL/ CERTIFICATION OF PROXIES

Directors Present:

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

Directors Absent:

Guests Present:

Jamie Bryan, GPI
Tracy Preston, GPI Recording Secretary
Amanda Uliano, Attorney Gardner Law Group
See Zoom Online Attendee List [last pg.]

Proxies were tabulated on-site at Greenacre Properties, Inc. and verified by Chris Wojcik, Secretary (and a resident) on May 18, 2021. The total number of proxies received was 494.

IV. READING/APPROVAL OF THE 2020 MINUTES

William West gave the report. Mike Jenkins made a motion to approve the 2020 Annual Meeting minutes. The motion was seconded by Marlene Harper. **All in favor, motion passed.**

V. PRESENTATIONS

None



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VI. ELECTION OF DIRECTORS / 2022 NOMINATING COMMITTEE

William West gave the report for the three (3) available positions and presented the four (4) nominees for the election: Jane Case, Cypress Trace; Jack Crutchfield (incumbent), Stonegate; Andrew Titen, Chattam and William West (incumbent), Chattam. Jack Crutchfield, William West and Andrew Titen received the highest number of votes. Suzanne Fernandez made a motion to close the election. The motion was seconded by Frank Mazzie. **All in favor, motion passed.** William West asked for volunteers and provided requirements for the Nominating Committee. Chris Wojcik volunteered to lead the committee again for continuity of the process. A motion was made by Suzanne Fernandez to approve the Nominating Committee Candidate. The motion was seconded by Mike Jenkins. **All in favor, motion passed.**

VII. REPORTS FROM OFFICERS AND COMMITTEES

- A. President's Remarks** – William West gave the report. Van Chandler and Sonja Seery have moved on. Jamie Bryan and Janet MacNealy from Greenacre Properties have found a replacement for the position. I would like to thank Jamie and Janet for their hard work and am happy with their organization during this time.
- B. Financials** – Suzanne Fernandez gave the report. The audited 2020 financial statements are within limit in each category. In 2022 the insurance premium will increase by 25%, which will be cause for an increase in dues to accommodate the insurance premium rate.
- C. Architectural Review** – Mike Jenkins gave the report. All updates and revisions go through the Architectural Review Committee (ARC) for approval. Phase III is looking good with almost 100% ARC approval rate. Keep up the good work!
- D. Community Patrol** – Frank Mazzie gave the report. We have a new community patrol vehicle. How exciting! We also have new community patrol officers and things are going very well.
- E. Grounds Committee** – Suzanne Fernandez gave the report. We have worked very closely with Fieldstone Landscape on expectation levels- and they are doing a great job. We are also working with Cross Creek to get ahead of the algae issue in the ponds. Phase III won the 2021 Tree Grant. Eight (8) Pink Crepe Myrtles and sixteen (16) Live Oaks have been planted so far. One (1) Crepe Myrtle and one (1) Live Oak have died due to drowning.
- F. Communications** – Suzanne Fernandez gave the report. The Committee provides input for the website and sends out a blanket email to the membership. A sign-up button is coming soon to the front page of the website to make the page more user friendly.
- G. Executive Committee** –William West gave the report. Comprised of Board Presidents from Carrollwood Village Phase I, Phase II and Phase III. Together, they are working on projects and events at Carrollwood Cultural Center.
- H. Welcome Wagon** – Suzanne Fernandez gave the report. The Welcome Committee took a hiatus during COVID but hope to restart once a few other tasks have been completed.

VIII. UNFINISHED BUSINESS

None



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IX. NEW BUSINESS

A. Vote to Rollover 2021 Retained Revenue – William West gave the report. Suzanne Fernandez made a motion to rollover 2021 retained revenue to the 2022 budget. The motion was seconded by Frank Mazzie. **All in favor, motion passed.** Chris Wojcik would like to thank the volunteers of the nominating committee and thank you to those who voted. Amanda Uliano stated the 494 certified ballots are official record and can be requested for review through a records inspection. The election for Directors is as follows: Jack Crutchfield (Stonegate), Andrew Titen (Chattam) and William West (Chattam).

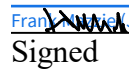
B. Question and Answer Section.

1. Jose Rodriguez, 14015 Ellesmere – Would like to thank the Board of Directors and the committees for all their hard work. Has anyone heard anything about Brynn Mawr roads? William West, President stated Brynn Mawr is on the schedule, but due to funding, a time frame is unavailable.
2. Andrew Titen, 5006 Garrick Ct- Would like to give back to the community and wants all Villager’s to be proud of their community.
3. Jack Crutchfield, Vice President – Thank you to the Board of Directors and the Membership. Phase III is facing a few upcoming challenges, but we will do our best to hold assessments down and maintain our community to increase property values.

X. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mike Jenkins and seconded by Frank Mazzie to adjourn the meeting at 7:26 p.m. The Board unanimously approved the motion.

Respectfully submitted,
Tracy Preston, Recording Secretary
These minutes were approved on May 25, 2022.


Signed _____

Frank Mazzie

Printed Name



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**Carrollwood Village Phase III Homeowners Association, Inc
Annual Membership Meeting- Requested Online Attendees
Wednesday May 19, 2021 Zoom Video Conference**

<u>Name</u>	<u>Attended Yes/No</u>	<u>Speak Yes/No</u>
Jason Schroeder / 5107 Stratton	Yes	No
Mary Beth Reardon / 13726 Walbrooke	Yes	No
Jerome VanGurp / 14168 Fennsbury	No	N/A
Jill Betz / 13712 Chestersall	No	N/A
Linda & Richard Forbes / 5056 Cypress Trace	Yes	No
Andrew Titen / 5006 Garrick Ct	Yes	Yes
Jane Case / 4968 Cypress Trace	Yes (7:16)	No
Mark Bauer / 14044 Ellesmere	Yes	No
Jose Rodriguez / 14015 Ellesmere	Yes	Yes
Mike Brennan / 14118 Village Terrace	No	N/A
Bernard Rupp / 5021 Chattam Ln	Yes	No
Barbara Duncan / 5312 Ridgewell Ct	Yes	No
Patti Rulli, Cypress Trace	Yes (7:16)	No


05192021 AnnualMeetingMinutes_PhaseIII_Approved

Final Audit Report

2022-07-07

Created:	2022-07-07
By:	Dawn Archambault (darchambault@greenacre.com)
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