



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
May 20, 2020

I. CALL TO ORDER

William West, President of Carrollwood Village Phase III Homeowners Association Inc., called the Annual Membership meeting to order at 7:02 p.m. on May 20, 2020 via Zoom Video Conferencing. 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 membership list since May 1, 2020 received a membership packet.

III. ROLL CALL/ CERTIFICATION OF PROXIES

Directors Present:

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

Directors Absent:

Dan Martucci- VP

Guests Present:

Van Chandler, GPI
Sonja Seery, GPI
Tracy Preston, GPI Recording Secretary
Amanda Uliano, Attorney Gardner Law Group
Gerry Appleby, Marsocci, Appleby & Associates
Brian Connor, Marsocci, Appleby & Associates
See Zoom Online Attendee List [last pg.]

Proxies were tabulated on-site at Greenacre Properties, Inc. and verified by Jack Crutchfield, Secretary on May 20, 2020.

IV. READING/APPROVAL OF THE 2019 MINUTES

William West gave the report. Mike Jenkins made a motion to approve the 2019 Annual Meeting minutes. The motion was seconded by Chris Rule. **All in favor, motion passed.**

V. PRESENTATIONS

None

VI. ELECTION OF DIRECTORS/VOLUNTEERS FOR 2021 NOMINATING COMMITTEE

William West/Amanda Uliano gave the report for the three (3) available positions and presented the four (4) nominees for the election: Jane Case, Cypress Trace; Suzanne Fernandez, Diamond Head; Mike Jenkins, Stonegate and Christine Wojcik, Buckingham. Suzanne Fernandez, Mike Jenkins and Christine Wojcik received the highest number of votes. 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. Suzanne Fernandez, Jane Case and Linda Fobes volunteered for the available positions. A motion was made by Frank Mazzie to approve the Nominating Committee Candidates. The motion was seconded by Chris Rule. **All in favor, motion passed.** A motion was made by Frank Mazzie to close nominations. The motion was seconded by Chris Rule. **All in favor, motion passes.**



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VII. REPORTS FROM OFFICERS AND COMMITTEES

- A. President's Remarks** – William West gave the report thanking all the Directors for their hard work. Suzanne Fernandez and Christine Wojcik have been working diligently to complete the re-statement of the Master Declaration. Due to the COVID-19 Pandemic, work on the documents has been postponed.
- B. Financials** – Suzanne Fernandez gave the introduction. Gerry Appleby and Brian Connor, both CPA's with Marsocci, Appleby & Company provided a report. The 2019 financial statements are clean and in compliance. There were no adjusting entries.
- 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.
- D. 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.
- E. Community Patrol** – Frank Mazzie gave the report. The Association is working with the Allied Universal to visually enhance the current security patrol vehicle. Currently we have an SUV and is not recognizable as community patrol vehicle.
- F. Landscape** – Suzanne Fernandez gave the report. Environmental Committee works to enhance parks, ponds and grounds. Three (3) pollinator beds were installed, but two (2) are not doing well due to lack of water. Phase III won the 2019 Tree Grant. Trees are scheduled to be installed in June 2020. The Association requests volunteer(s) to be a pond monitors.
- G. Carrollwood Park Conservancy** – Jack Crutchfield gave the report and represents Phase III on the Park Committee. The first Monday of every month, there is a meeting. The County's Carrollwood Village Park currently has two (2) new park rangers. The park is a great asset to Phase III as it helps increase property values.
- H. Communications** – Suzanne Fernandez gave the report. The Committee provides input for the website and sends out a blanket email to the membership. The Association is always looking for volunteers to assist with articles for the e-newsletter. The e-newsletter recently celebrated its 2nd anniversary and has published twenty (25) monthly issues. If you have any ideas for the e-newsletter or would like to volunteer, please email communications@carrollwoodvillage.com.
- I. Carrollwood Cultural Center** – Marlene Harper/William West gave the report. Due to the COVID-19 Pandemic, the Cultural Center has been closed. It re-opened Monday, May 18, 2020 by appointment only. The Cultural Center will follow County mandated recommendations regarding summer programs.
- J. Welcome Committee** – Suzanne Fernandez gave the report. Fifty-three (53) welcome bags were distributed in 2019. The Association needs more committee volunteers to help prepare and distribute the bags in 2020.

VIII. UNFINISHED BUSINESS

None



IX. NEW BUSINESS

A. **Vote to Rollover 2020 Retained Revenue** – William West gave the report. Andrew Titan made a motion to rollover 2020 retained revenue to the 2021 budget. The motion was seconded by Mike Jenkins. **All in favor, motion passed.** Amanda Uliano read off the tallies. Of the (506) proxies received, there are (384) residents for and (6) against. The Resolution was read by Van Chandler to all attendees. The election for Directors is as follows: Suzanne Fernandez (397.5), Mike Jenkins (375.5) and Christine Wojcik (341.5). The write in candidates are Arielle Giordano with (1) vote and John Wells with (1) vote.

B. Question and Answer Selection.

1. Carlos Hernandez, 13616 Waterfall Way - Would like an update on street resurfacing and traffic development. Community Association Manager Van Chandler explained street resurfacing is scheduled to be completed by September 2020. William West stated the traffic calming project is on hold due to the COVID-19 Pandemic. Mr. Hernandez also asked if there are any plans to bring HCSO back into the community. William West, President stated, funds are not currently available.
2. Jack Crutchfield, Secretary - Thank you to Van Chandler and Sonja Seery for the management and support you provide.
3. William West, President - Thank you to The Board of Directors and to the Membership.
4. Linda Fobes, 5056 Cypress Trace - We are 3 year residents, Thank you to The Board of Directors and to GPI Management. We are impressed with your work.
5. Tom Hanson, 5026 Barrowe Dr - Thank you to those who work with the park, it is fantastic. What do we have to look forward to this year? Jack Crutchfield, Secretary stated a new bridge across the lake is in the works.
6. Bridget Whaley, 5016 Chattam Ln - Will Zoom Board meetings continue after the COVID-19 Pandemic? Zoom meetings are the only way she can attend the meetings. Amanda Uliano, Attorney stated the Board will discuss at a later date, thank you for the feedback.

X. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mike Jenkins and seconded by Marlene Harper to adjourn the meeting at 7:54 p.m. The Board unanimously approved the motion.

Respectfully submitted,

Tracy Preston, Recording Secretary

These minutes were approved on May 19, 2021.

Jack Crutchfield

Jack Crutchfield (Jul 8, 2022 16:56 EDT)

Signed

Jul 8, 2022

Printed Name



Carrollwood Village Phase III Homeowners Association, Inc.
Annual Membership Meeting - Online Attendees
Wednesday – May 20, 2020 Zoom Video Conference

Lin	Name	Attended Yes/No	Speak Yes/No
3	Tom Hanson	yes	yes
5	Sean Estes	yes	
6	Craig Miller	yes	
8	Sean Gilmore	yes	
9	Linda Fobes	yes	yes
15	Donna Goodman	yes	
17	Patti Rulli White	yes	
19	Chris Wojcik	yes	
21	Carlos A. Hernandez	yes	yes
24	Andrew Titen	yes	
27	Myla Uppercue	yes	
29	Bridget Whaley	yes	yes
33	John & Marilyn Burke	yes	
34	Sharon Dabrow	yes	
35	Deborah Freshwater and Robert Cord	yes	
37	Mario Reyes	yes	
38	Jane Case	yes	
39	Elizabeth Strom	yes	
40	Linda & Bruce Shanker	yes	
42	Pieter and Wanda Dearolf	yes	
43	Brenda Epsilon Kennedy	yes	
44	Bob Burchett	yes	
45	Alan Weissman	yes	


05202020 AnnualMeetingMinutes_PhaseIIIUnapproved


Final Audit Report

2022-07-08


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