



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 27, 2021**

I. CALL TO ORDER

Jack Crutchfield, President of Carrollwood Village Phase III Homeowners Association Inc., called the Board of Directors meeting to order at 7:01 p.m. on October 27, 2021 at Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618, Carrollwood Village Room.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

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

Directors Absent:

Andrew Titen – Director

Guests Present:

Janet MacNealy, GPI
Laura Salgado, GPI Recd. Secretary
Jane Case, Cypress Trace
Patrick Higgins, Wolcott
Jenifer Miren, C.C.C.

III. APPROVAL OF MINUTES

Suzanne Fernandez made a motion to approve the September 29, 2021 Board of Directors meeting minutes pending removal of Item D. 2. due to erroneous inclusion on agenda. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

IV. PRESENTATIONS

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

1. Patrick Higgins provided comments regarding Zoom/in-person meeting notices and suggested the website send out the notice at least 2 days prior to the meetings.

V. UNFINISHED BUSINESS

A. CAM Representation (Crutchfield)

Janet MacNealy and Jamie Bryant are the acting interim managers for the Association. New CAM Dawn Archambault will begin her internal training at Greenacre Properties on November 8th and will then begin the transition to Carrollwood Village as the permanent CAM, following the departure of Chris Cernosek.

B. 13719 Chestersall – House Painted After ARC Disapproval (Jenkins)

Suzanne Fernandez made a motion to formally deny the ARC application for a second time since the chosen color has been verified to not be on the color palette, with a letter to be sent to the homeowner accordingly. Frank Mazzie seconded the motion. **All in favor, the motion passed.**



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C. Code of Conduct (Titen)

Suzanne Fernandez made a motion to cancel work on the Code of Conduct as its requirements are covered under Amendments IV-VIII of the Articles of Incorporation. Chris Rule seconded the motion. **All in favor, the motion passed. (F.S. 720)**

VI. NEW BUSINESS

A. Picnic Table Refurbishment (MacNealy)

Frank Mazzie made a motion to accept Greenacre Properties Inc. Maintenance Division estimate dated 10/4/21 in the amount of \$1140.00 for refurbishment/repainting of three picnic table base frames. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

B. Ratify ARCs – September 16, 2021-October 22, 2021 (Jenkins)

Removed from agenda due to ARC Meeting 10/27/2021.

C. Payment Plan Request / \$524.95 – Account #013010-013044-018223 (MacNealy)

Removed from agenda – account has been paid in full.

D. Adopt 2022 Budget (Fernandez)

Proposed budget will be sent to homeowners this week. Once mailings have been sent out, three Zoom meetings will be held for owner input. Following owner input, the budget will be approved in full by the Board and coupons are expected to be mailed in early December. Proposed dates/times for owner Zoom calls are as follows: 11/9/21 7:00 p.m., 11/10/21 10:00 a.m., 11/10/21 7:00 p.m.

E. Holiday Entrance Lighting (Wojcik)

Suzanne Fernandez made a motion to allow \$1500.00 to be spent from the budget for holiday lighting. Chris Rule seconded the motion. **All in favor, the motion passed.**

F. Legal / Lien Foreclosure (MacNealy)

1. 13709 Halliford Dr – Frank Mazzie made a motion to approve the lien foreclosure. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

2. 5002 Chattam Ln – Chris Rule made a motion to approve the lien foreclosure. Chris Wojcik seconded the motion. **All in favor, the motion passed.**

**VII. REPORTS FROM MANAGEMENT AND COMMITTEES
PHASE III SPECIFIC**

A. Financials – Suzanne Fernandez gave the report and noted that revenue has improved due to collection of bad debt. Reserves funding is being evaluated for future irrigation upgrade project.



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- B. Grounds/Landscape/Parks/Ponds** – Suzanne Fernandez gave the report on Barrowe pond erosion correction project and additional Barrowe/Buckingham updates.
- C. Communications/Newsletter** – The next newsletter is currently in-process and expected to be released in the upcoming week.
- D. Welcome Committee** – No updates at this time.
- E. Community Patrol** – Frank Mazzie gave the report and provided updates on the quote pending with Allied. A meeting with the President of Phase II will be held following receipt of updated quote prior to finalizing patrol contract.
- F. Executive** – Jack Crutchfield is continuing to work with the Presidents of the other Phases and all are expected to meet again in mid-December.
- G. Documents** – Suzanne Fernandez is continuing her work in this area and document updates are in-process.
- H. County Parks / VISTA Gardens** – Suzanne Fernandez will be touching base with Jennifer Grebenschikoff of VISTA regarding Phase III involvement. Jack Crutchfield gave an overview of current and future events happening at the park (Howl & Growl, car shows, etc.).
- I. Carrollwood Cultural Center** – The Holiday Village event will be taking place on 12/11/21, with many events planned for next year as the CCC gets back to full swing.

VIII. NEXT MEETING

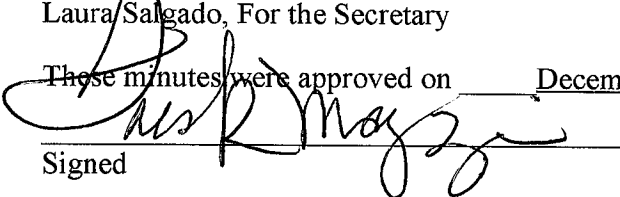
The next regular Board meeting will be held at 7:00 p.m. on Wednesday, December 1, 2021 at Carrollwood Cultural Center, 4537 Lowell Rd, Carrollwood Village Room.

XI. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Jack Crutchfield and seconded by Mike Jenkins to adjourn the meeting at 8:09 p.m. Meeting adjourned.

Respectfully submitted,
Laura Salgado, For the Secretary

These minutes were approved on December 1, 2021


Signed _____

Frank Mazzie
Printed Name _____