



NOTICE OF MEETING

CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.

January 15th MONTHLY BOARD OF DIRECTORS MEETING

(ARC MEETING WILL PRECEDE THE BOARD MEETING AT 6:30 P.M.)

MEETING LOCATION: Carrollwood Cultural Center 4537
Lowell Rd. 2nd Floor Tampa, FL
33618

ONLINE ZOOM LINK:

<https://us06web.zoom.us/j/81235612715?pwd=HNpCdR1R9yRcZkOjK8Euby3a7ncULa.1>

MEETING ID: 812 3561 2715
PASSCODE: 483100

INSTRUCTIONS:

- 1.** If you wish to attend this meeting you will need to send an email to cphase3@greenacreproperties.com by Noon on the meeting date. Please include your Name, Telephone No. and Complete Address.
- 2.** If you wish to address the Board during the meeting, please include your topic in the email when requesting to attend. You will receive approval notification from association management prior to the meeting.

(All speakers will be limited to 3 minutes.)



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

DATE: Thursday, January 15, 2026
TIME: ARC Meeting 6:30 PM followed by Board Meeting 7:00 P.M.
PLACE: Carrollwood Cultural Center – 4537 Lowell Road, Tampa, FL 33618

ARC MEETING AGENDA

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. Review of Architectural Applications:
 1. 14129 Stonegate Dr – Windows
- IV. NEXT MEETING:
The next architectural review committee meeting will be held on Thursday, February 19, 2026 at 6:30 p.m. at the Carrollwood Cultural Center, 4537 Lowell Rd. Carrollwood Village Room.
- V. ADJOURNMENT:



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BOARD OF DIRECTORS MEETING AGENDA

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES – December 18, 2025 Meeting Minutes
- IV. PRESENTATIONS:
 - A. Comments from Homeowners (3 minutes time limit)
- V. RATIFICATION of ARC REQUESTS: (Lopez)
- VI. NEW BUSINESS:
 - A. Updates on common area maintenance
 - B. Insurance renewal
- VII. REPORTS FROM COMMITTEES AND MANAGEMENT:
PHASE III SPECIFIC:
 - A. Financials – December 2025 (Titen)
 - B. Grounds/Landscape/Parks/Ponds (Fernandez/Wojcik)
 - C. Communications (Fernandez/Wojcik)
 - D. Carrollwood Village Park (Crutchfield)
 - E. Welcome (Wojcik)
 - F. Zoning (Harper)
 - G. Management Report (Smith)
 - H. ARC (Crutchfield)
- VIII. NEXT MEETING:
The next board meeting will be on Thursday, February 19, 2026 at 7:00 p.m. at the Carrollwood Cultural Center, 4537 Lowell Rd.



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ARCHITECTURAL REVIEW COMMITTEE MEETING AND BOARD OF DIRECTORS MEETING

IX. ADJOURNMENT: