



**CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
MEETING MINUTES
October 26, 2022**

I. CALL TO ORDER

Jack Crutchfield, President of Carrollwood Village Phase III Homeowners Association Inc., called the Board of Directors meeting to order at 6:57 p.m. on October 26, 2022 at Carrollwood Cultural Center, 4537 Lowell Rd, Tampa, FL 33618.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Jack Crutchfield – President
Chris Wojcik – Vice President
Suzanne Fernandez – Treasurer
Frank Mazzie - Secretary
Andrew Titen – Director
Marlene Harper – Director
Mike Jenkins – Director
Anne Whitaker – Director

Directors Absent:

Jessica Magrill

Guests Present:

Dawn Archambault, GPI
Laura Salgado, GPI Recd. Secretary
Gary Lopez, Buckingham
Mario Reyes, Chattam
Charles Black, Brynn Mawr
Pat Higgins, Wolcott
Jane Case, Cypress Trace
Demian Penton, Wolcott

III. APPROVAL OF MINUTES

Suzanne Fernandez made a motion to approve the October 5, 2022 meeting minutes as submitted. Andy Titen seconded the motion. **All in favor, the motion passed.**

IV. PRESENTATIONS

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

Demian Penton – litter throughout community

V. RATIFICATION OF ARC REQUESTS

Frank Mazzie made a motion to ratify the 10/26/22 ARC requests as presented. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

VI. UNFINISHED BUSINESS

A. Playground Audit

The inspection was completed week of 10/17/22; CAM Dawn Archambault will share audit results with the Board once received.

B. 2023 Proposed Budget

The budget for 2023 was increased by 11.2% to align with the current CPI-U. The proposed assessment for single family homes is \$618.27, and \$461.48 for apartment homes. Mike Jenkins made a motion to accept the proposed budget draft as written. Frank Mazzie seconded the motion. **All in favor, the motion passed.** Two town halls will be held in mid-November to allow for community input, and the finalized budget will be ratified at the November budget meeting. The Board will revisit the event coordinator budget when the contract ends next year.



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VII. NEW BUSINESS

A. Tree Removal Bids

Andy Titen made a motion to approve Bay Site Works proposal dated 10/24/22 in the amount of \$350.00 for palm removal by the basketball courts. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

B. Crosscreek Pond 8 Spatterdock Treatment Estimate

Mike Jenkins made a motion to ratify Crosscreek Environmental estimate #9481, dated 10/6/22, in the amount of \$930.00 for spatterdock treatment at Pond 8. Andy Titen seconded the motion. **All in favor, the motion passed.**

C. Playground Guardian Estimate Safety Inspection Sussex Way

Suzanne Fernandez made a motion to ratify Playground Guardian quote #62518, dated 10/14/22, in the amount of \$500.00 for additional inspection performed on exercise equipment at Wallbrook & Sussex. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

D. Fieldstone Bids

Andy Titen made a motion to ratify Fieldstone proposal #14052, dated 10/11/22, in the amount of \$1,528.36 for sod and rock installation at new landscape beds, with the request that the proposal be updated to include the specific location of work completed. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

Frank Mazzie made a motion to approve Fieldstone proposal #13922, dated 10/21/22, in the amount of \$12,147.46 for landscape enhancement/refresh at entrance. Chris Wojcik seconded the motion. **All in favor, the motion passed.**

E. Fieldstone 2023 Proposed Contract **REMOVED******

VIII. REPORTS FROM MANAGEMENT AND COMMITTEES

PHASE III SPECIFIC

A. Financials (Fernandez)

Suzanne Fernandez gave the report.

B. Grounds/Landscape/Parks/Ponds (Fernandez)

Suzanne Fernandez gave the report. Pond 1 was drained by the county during the week of 10/17/22 and new drain pipe installation was completed.

C. Communications (Fernandez)

Updated website is now active.



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D. Welcome Committee/Welcome Wagon (Wojcik)

No updates at this time.

E. Community Patrol (Mazzie)

Frank Mazzie provided updates. September and October bills for Allied Universal will be reconciled following contract end date of 10/31/22. Known wall damage at Burrington & Wolcott was discussed by resident Demian Penton and will be further investigated by the Board.

F. Budget (Titen)

Andy Titen gave the update and extended thanks to all who assisted with the budget draft. He reminded the Board of the need for continued prudence of fund usage going forward.

G. Giving (Titen)

Nothing to report.

H. Nominating (Wojcik)

Nothing to report.

I. Zoning (Crutchfield)

Marlene Harper gave the update and noted there will be a Land Use variance meeting held 11/21/22 regarding a new sign at the entrance of the apartments.

J. Cheers to 50 Years! (Fernandez)

Suzanne Fernandez gave thanks to Carrollwood Cultural Center and all those who participated in the successful event.

K. Management Report (Archambault)

All Board members were given a copy of the management report. CAM Dawn Archambault discussed the current legal action process with the Board. Jack Crutchfield made a motion to authorize Tankel Law Group to proceed with the foreclosure process on the three properties submitted: 14103 Village Terrace Dr., 14196 Fennsbury Dr., and 14204 Mapleton Pl. Mike Jenkins seconded the motion. **All in favor, the motion passed.**

L. Executive (Crutchfield)

Nothing to report.



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IX. NEXT MEETING


The next regular Board meeting will be held at 7:00 p.m. on Wednesday, November 30, 2022 at Carrollwood Cultural Center, 4537 Lowell Rd, Carrollwood Village Room.

X. ADJOURNMENT

There being no further business to come before the Board, Jack Crutchfield called the meeting to adjournment at 8:03 p.m.

Respectfully submitted,
Laura Salgado, For the Secretary

These minutes were approved on Dec 1, 2022.


Frank Mazzie (Dec 1, 2022 14:45 EST)
Signed

Frank Mazzie
Printed Name







10.26.2022 Phase 3 Minutes

Final Audit Report

2022-12-01

Created:	2022-12-01
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfUBXr1omQ70Jz9CqhUzg0dEecZU1fcXm

"10.26.2022 Phase 3 Minutes" History

-  Document created by Dawn Archambault (darchambault@greenacre.com)
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-  Document emailed to frank.mazzie@carrollwoodvillage.com for signature
2022-12-01 - 3:07:49 PM GMT
-  Email viewed by frank.mazzie@carrollwoodvillage.com
2022-12-01 - 7:44:11 PM GMT
-  Signer frank.mazzie@carrollwoodvillage.com entered name at signing as Frank Mazzie
2022-12-01 - 7:45:53 PM GMT
-  Document e-signed by Frank Mazzie (frank.mazzie@carrollwoodvillage.com)
Signature Date: 2022-12-01 - 7:45:55 PM GMT - Time Source: server
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