



## **NOTICE OF MEETING**

### **CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.**

#### **July 16<sup>th</sup> 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. 2<sup>nd</sup> 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 [cvphase3@greenacreproperties.com](mailto:cvphase3@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, July 16, 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  
ZOOM: <https://us06web.zoom.us/j/81235612715?pwd=HNpCdR1R9yRcZkOjK8Euby3a7ncuLa.1>  
MEETING ID: 812 3561 2715  
PASSCODE: 483100

BOARD OF DIRECTORS MEETING AGENDA

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES – June 18, 2026 Meeting Minutes
- IV. RATIFICATION of ARC REQUESTS: (Lopez)
- V. Comments from Homeowners (3 minutes time limit)
- VI. NEW BUSINESS:
  - A. Fieldstone Proposals
    - Replacement of Damage Plants around Tennis Court
    - Pond 14 Plant Removal & Install Sod
    - Pond 12 Island Clean Up
  - B. Reserve Study Quotes – Review
  - C. Legal Update on Tankel Files – Review Foreclosure Files
  - D. Accurate LED – Stonegate Irrigation Panel – Ratify proposal #2097
  - E. Updated Violation Policy
  - F. Wall Painting Quotes
  - G. Electronic Voting
- VII. REPORTS FROM COMMITTEES AND MANAGEMENT:  
PHASE III SPECIFIC:
  - A. Financials – June 2026 (Fernandez)
  - B. Grounds/Landscape/Parks/Ponds (Fernandez/Wojcik)
  - C. Communications (Fernandez/Wojcik)
  - D. Carrollwood Village Park (Crutchfield)
  - E. Welcome (Wojcik)
  - F. Messaging (Lopez)



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

- |    |                   |          |
|----|-------------------|----------|
| G. | Zoning            | (Harper) |
| H. | Management Report | (Eugene) |
| I. | ARC               | (Lopez)  |

VIII. NEXT MEETINGS:

- A. The Board of Directors Meeting will be on Thursday, August 20, 2026 at 7:00 p.m. at the Carrollwood Cultural Center, 4537 Lowell Rd.

IX. ADJOURNMENT:



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

DATE: Thursday, June 18, 2026  
TIME: ARC Meeting 6:30 PM followed by Board Meeting 6:30 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: From 06-16-2026 through 07/13/2026**

**Approved**

- 1. 5050 Barrowe Dr – ARC Lighting
- 2. 5056 Barrowe Dr – Fencing
- 3. 5062 Barrowe Dr – Remodel Front Entrance
- 4. 14310 Bellemont PL – Gutter Installation
- 5. 13746 Chestersall Dr – Removal of Two Laurel Oak Trees
- 6. 5051 Cypress Trace – Generator / Gas Tank / Water Softener
- 7. 13629 Diamond Head Dr – Solar Panels
- 8. 14131 Trouville Dr – Windows / Doors
- 9. 13903 Wolcott Dr – White PVC Screen Panels
- 10. 13903 Wolcott Dr – Additions / Alterations of Existing Structure

**Denied**

- 11. 5003 Chattam Ln – Fence
- 12. 4953 Cypress Trace Dr – Driveway/Sidewalk
- 13. 14152 Fennsbury Dr – Paint
- 14. 14104 Stonebrook Ct – Fence Install

- IV. NEXT MEETING:  
The next architectural review committee meeting will held on Thursday, July 16th, 2026 at 6:30



CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW COMMITTEE MEETING AND BOARD OF DIRECTORS MEETING  
p.m. at the Carrollwood Cultural Center, 4537 Lowell Rd. Carrollwood Village Room.

V. ADJOURNMENT: