



**CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MONTHLY  
AND  
ARCHITECTURAL REVIEW COMMITTEES MEETING**

**DATE:** TUESDAY, November 11, 2025  
**TIME:** 6:00 P.M.  
**PLACE:** Greenacre Properties – 4131 Gunn Hwy. Tampa, FL 33618

**MINUTES**

**I. CALL TO ORDER**

Paul Klubek, President, called the Carrollwood Village Phase II Board of Directors Meeting and Architectural Review Committee Meeting to order at 6:04 PM on November 11, 2025, at Greenacre Properties.

**II. ROLL CALL**

**Directors Present:**

Paul Klubek  
Jerry Campbell  
John Reynolds  
Chris Sheehan

**Directors Absent:**

Adrian Madhosingh

**Staff Present:**

Samantha Morfa, CAM

**Guests Present:**

Alan Aaron  
Christine Sheeran

It was noted that the meeting was properly noticed as required by Florida statutes.

**III. APPROVAL OF MINUTES – September 30, 2025, Meeting Minutes**

Paul Klubek made a motion to approve the September 30, 2025, Meeting Minutes as presented. Jerry Campbell seconded the motion. **All in favor, motion passed.**

**IV. PRESENTATIONS: HOMEOWNER OPEN FORUM (Maximum Three Minutes)**

Alan Aaron: Owner provided informational packets for the Board's review.

Christine Sheeran: Owner raised concerns about single-family homes in nearby communities being used as multi-family rentals. Residents can report violations of zoning to Commissioner Ken Hagan's office.

**V. UNFINISHED BUSINESS:**

**A. New Resident Introduction**

- The Board welcomed incoming Banbury residents Ross and Abby and provided an overview of the ARC process.

VI. NEW BUSINESS:

- A. 2026 Budget Adoption
  - John Reynolds made a motion to adopt the 2026 Budget as presented. Jerry Campbell seconded the motion. **All in favor, motion passed.**
- B. Alexanders Est 6775 Tree and Debris Removal from Ponds
  - Jerry Campbell made a motion to approve Alexander's Property Maintenance Item 1 of Estimate #6775 for \$550 for tree limb trimming behind 13906 Middle Park Dr. Paul Klubek seconded the motion. **All in favor, motion passed.**
  - Jerry Campbell made a motion to approve Alexander's Property Maintenance Item 2 of Estimate #6775 for \$1,200 for the removal of a dead oak tree off South Village Dr. John Reynolds seconded the motion. **All in favor, motion passed.**
  - Jerry Campbell made a motion to table Item 3 of Estimate #6775 for \$2,800. John Reynolds seconded the motion. **All in favor, item tabled.**
  - Jerry Campbell made a motion to approve Alexander's Property Maintenance Item 4 of Estimate #6775 for \$850 for the removal of a dead pine tree on the east side of the pond. John Reynolds seconded the motion. **All in favor, motion passed.**
  - Jerry Campbell made a motion to table Item 6 of Estimate #6775 for \$2,200. John Reynolds seconded the motion. **All in favor, item tabled.**
  - Jerry Campbell made a motion to approve Alexander's Property Maintenance Item 8 of Estimate #6775 for \$700 for the removal of a large tree limb from the maple tree in the common area near Lake Bluff Ct. John Reynolds seconded the motion. **All in favor, motion passed.**
- C. Alexanders Est 6788 Trim Crepe Myrtles
  - John Reynolds made a motion to approve Alexander's Property Maintenance Estimate #6788 for \$935 for the trimming of 11 crepe myrtles along Avista. Jerry Campbell seconded the motion. **All in favor, motion passed.**
- D. Alexanders Est 6786 Crepe Myrtles
  - Jerry Campbell made a motion to approve Alexander's Property Maintenance Estimate #6786 for \$4,900 for the trimming of 73 crepe myrtles in common areas and John Miley Park, with the understanding that a Board representative meets with them to ensure trimming is not excessive and the tunnel-like canopy is preserved. John Reynolds seconded the motion. **All in favor, motion passed.**
- E. Alexanders Est 6793 Greenbelt Tree Behind Pepperrell
  - Jerry Campbell made a motion to *partially* approve Alexander's Property Maintenance Estimate #6793 for up to \$2,500 for the removal of a broken dead tree section from a homeowner's yard. John Reynolds seconded the motion. **All in favor, motion passed.**
- F. Alexanders Est 6801 Remove Dead Pine 13608
  - Chris Sheehan made a motion to table Alexander's Property Maintenance Estimate #6801 for \$900. Paul Klubek seconded the motion. **All in favor, item tabled.**
- G. 2026 Avista Budget Adoption
  - Chris Sheehan made a motion to adopt the 2026 Avista Budget as presented, with the change that the deferred maintenance expense will be funded at

\$20,660.45. John Reynolds seconded the motion. **All in favor, motion passed.**

H. Legal Foreclosures

- Paul Klubek made a motion to move forward with the foreclosure on the one address in the legal report from Tankel Law Group. John Reynolds seconded the motion. **All in favor, motion passed.**

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

A. Financial Update

- John Reynolds gave the report and made a motion to approve the October 31 financial statements as presented. Chris Sheehan seconded the motion. **All in favor, motion passed.**

B. Architectural Review Committee

- Paul Klubek gave the report.

C. General Discussion Items

- Tennis Courts: Non-resident instructors monopolize the courts and charge lessons. The Board discussed liability concerns. Samantha Morfa and Jerry Campbell will speak directly with instructors. The Board will post new signage showing a 60-minute time limit.
- Vegetation Clean-Up In Clubside: Overgrown berm area behind a resident's home. Samantha Morfa will schedule trimming.

VIII. NEXT MEETING:

The Annual Meeting of the Phase II Board will be held on January 27, 2026, at 5:00 p.m.

IX. ADJOURNMENT:

There being no further business to come upon the board, Paul Klubek made a motion that was seconded by Jerry Campbell to adjourn the meeting at 7:15 PM. **All in favor, motion passed.**

Respectfully Submitted,  
Rachel Wilton, For the Secretary

These minutes were approved on 1/27/26.

  
Signed Name

PAUL KLUBEK  
Printed Name

