



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

DATE: TUESDAY, FEBRUARY 24, 2026
TIME: Immediately following the Annual Meeting
PLACE: The Carrollwood Cultural Center, 4537 Lowell Rd., Carrollwood Village Room

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 5:11 PM on February 24, 2026, at The Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Paul Klubek
Jerry Campbell
John Reynolds
Adrian Madhosingh

Directors Absent:

Chris Sheehan

Staff Present:

Janet MacNealy, CAM
Rachel Wilton, Transcriptionist

Guests Present:

None

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

III. APPROVAL OF MINUTES

Jerry Campbell made a motion to approve the November 11, 2025, Meeting Minutes, January 27, 2026, Annual Meeting Minutes, and January 27, 2026, Organizational Meeting Minutes as presented. John Reynolds seconded the motion. **All in favor, motion passed.**

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

HOA President – Opening review and comments: The Carrollwood Village Cleanup is soliciting volunteers. If interested, owners can reach out to Janet MacNealy.

V. UNFINISHED BUSINESS:

A. Shoreline Restoration Project

- The project is still in progress but reaching completion in the coming weeks.

B. Memorial Bench

- The invoice for the memorial bench needs to be approved. Janet MacNealy is coordinating plaque matching with prior vendors. Placement will be confirmed prior to installation.

C. HOA Website Contract

- The Board is awaiting proposals.

- D. Newsletter Contract
 - The Board is awaiting proposals.
- E. Landscaping RFP
 - The Board is awaiting proposals.
- F. Alexanders Est 6886 Install Oleanders on S Village / Greenbelt
 - Jerry Campbell made a motion to approve Alexanders Property Maintenance Estimate #6886 for \$1,700, contingent upon Board review and confirmation of necessity. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

VI. **NEW BUSINESS:**

- A. Playground Report
 - Jerry Campbell made a motion to approve GPI Maintenance Estimate Option 1, including swing hardware replacement, for a total amount of \$2,438, addressing all identified safety items in the report. John Reynolds seconded the motion. **All in favor, motion passed.**
- B. Fountain Pump Replacement
 - Jerry Campbell made a motion to ratify the approval of Tigris Quote #329598 for \$2,891.46. John Reynolds seconded the motion. **All in favor, motion passed.**
- C. Alexanders Est 6992 Pipe Repair
 - Jerry Campbell made a motion to ratify the approval of Alexanders Property Maintenance Estimate #6992 for \$4,465.75. John Reynolds seconded the motion. **All in favor, motion passed.**

VII. **REPORTS FROM MANAGEMENT AND COMMITTEES:**

- A. Financial Update
 - John Reynolds made a motion to approve the January financials as presented. Jerry Campbell seconded the motion. **All in favor, motion passed.**
- B. Architectural Review Committee
 - Jerry Campbell made a motion to ratify the approval of the ARC applications as presented. John Reynolds seconded the motion. **All in favor, motion passed.**
- C. Telecom National Consulting Group
 - The Board previously signed an agreement allowing the vendor to solicit telecommunications providers on the Association's behalf.
 - Janet MacNealy will obtain a copy of the executed agreement for Association records.
- D. Avista Committee
 - Adrian Madhosingh made a motion to dissolve the Avista Committee. Jerry Campbell seconded the motion. **All in favor, motion passed.**

VII. **NEXT MEETING:**

The next meeting of the Phase II Board will be held on March 31, 2026, at 6:00 p.m.

IX. **ADJOURNMENT:**

There being no further business to come before the board, Jerry Campbell made a motion that was seconded by John Reynolds to adjourn the meeting at 6:04 PM. **All in favor, motion passed.**

Respectfully Submitted,

Rachel Wilton, For the Secretary

These minutes were approved on 3/31/26.

Paul Klubek
Signed Name

PAUL KLUBEK.
Printed Name