



CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MONTHLY
AND**

ARCHITECTURAL REVIEW COMMITTEES MEETING

DATE: TUESDAY, April 29, 2025

TIME: 6:00 P.M.

PLACE: The Carrollwood Cultural Center, 4537 Lowell Rd., Community Room

MINUTES

I. CALL TO ORDER

Jerry Campbell, Vice President, called the Carrollwood Village Phase II Board of Directors Meeting and Architectural Review Committee Meeting to order at 6:00 PM on April 29, 2025, at the Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Jerry Campbell
Coleen Ritari
Adrian Madhosingh
Bobby Kilgore
Bonnie French

Directors Absent:

Paul Klubek

Staff Present:

Samantha Morfa, CAM
Rachel Wilton, Transcriptionist

Guests Present:

John Newton
Joli Cooper
Gina Salloum
Cathy Curcio
Dana French

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

III. APPROVAL OF MINUTES – March 25, 2025, Meeting Minutes

Bobby Kilgore made a motion to approve the March 25, 2025, Board Meeting Minutes, with changes to VII: Next Meeting Date. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

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

- John Newton: Owner requests that association financials are uploaded to Vantaca. Samantha Morfa confirmed they are uploaded currently. The owner also asks about a timeline for landscape repairs. Alexander's Property Maintenance was informed, and Samantha Morfa will follow up.

V. UNFINISHED BUSINESS:

- A. Utility Box Repair
- Coleen Ritari made a motion to approve Mueller Home Repair Estimate #1023 for \$850 for utility box repair. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

VI. NEW BUSINESS:

- A. Treasurer Position
- John Reynolds in the Lennox community has expressed interest in the Treasurer position. Paul Klubek is going to reach out to potentially appoint him to the Board.
- B. Board Member Solicitation
- Phase II needs a Board representative from Village Towers & Pepperell communities.
- C. Alexander's Proposal Common Area Mulch
- Tabled. Samantha Morfa will get a proposal for each neighborhood entrance to have pressure washing, paint, mulch, and annuals.
- D. Fast Signs – Meeting Banner Proposal
- Coleen Ritari made a motion to approve Fast Signs Estimate #24381 for \$591.59 for the meeting notice banner. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**
- E. Alexander's Proposal Limb & Tree Removal
- Jerry Campbell made a motion to approve Alexander's Property Maintenance Estimate #6303 for \$1,825 for the removal of broken limbs and one pine tree. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**
- F. Irrigation Proposals from Alexanders:
- Estimate #6216: \$199.12
 - Estimate #6217: \$107.50
 - Estimate #6218: \$1,306.73
 - Estimate #6219: \$271
 - Estimate #6220: \$1,306.73
 - Estimate #6221: \$291
 - Estimate #6222: \$999.25
 - Estimate #6223: \$676.75
 - Estimate #6224: \$417.47
 - Estimate #6225: \$268.25
 - Estimate #6226: \$1,292.80
 - Estimate #6227: \$490
 - Estimate #6228: \$1,358.73
 - Estimate #6229: \$220.50
 - Estimate #6230: \$288.70
 - Estimate #6231: \$107.50
 - Estimate #6234: \$67.50
 - Estimate #6235: \$1,558.53
 - Estimate #6236: \$617.76
 - Estimate #6237: \$604.50
 - Adrian Madhosingh made a motion to approve Alexander's Property Maintenance Estimate #6216-#6237 for irrigation repairs, to be paid from reserves. Coleen Ritari seconded the motion. **All in favor, motion passed.**

- Adrian Madhosingh made an amended motion to approve spending up to \$15,000 on the above irrigation repairs. Jerry Campbell seconded the motion. **All in favor, motion passed.**

G. Shoreline Project

- The Board will meet on Wednesday, May 7th at 6:00 PM via Zoom to discuss the shoreline project and proposals in detail.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

A. Financial Update

- Jerry Campbell gave the report.
- Jerry Campbell made a motion to authorize the President, Paul Klubek, to approve the annual financial statements received by Marsocci, Appleby & Company. Bobby Kilgore seconded the motion. **All in favor, motion passed.**
- Jerry Campbell made a motion to approve Greenacre Properties March 31, 2025, financials. Bonnie French seconded the motion. **All in favor, motion passed.**

B. Architectural Review Committee

- Coleen Ritari gave the report.
- In April, 5 ARC applications were approved, and 1 ARC application was tabled.
- Requirements for each type of ARC project will be uploaded to Vantaca.

C. Secretary Report

- Coleen Ritari gave the report.
- Samantha Morfa will follow up on the towing and trespassing signs.

D. Refer Violations to Attorney

- None

IX. NEXT MEETING:


The next meeting of the Phase II Board will be held on May 27, 2025, at 6:00 p.m.

X. ADJOURNMENT:

There being no further business to come upon the board, Bobby Kilgore made a motion that was seconded by Bonnie French to adjourn the meeting at 7:24 PM. **All in favor, motion passed.**

Respectfully Submitted,
Rachel Wilton, For the Secretary

These minutes were approved on 5.27.2025.


Paul Klubek (May 28, 2025 07:47 EDT)

Signed Name

Paul Klubek, President

Printed Name






2- 4.29.2025 Phase 2 Minutes

Final Audit Report

2025-05-28

Created:	2025-05-28
By:	Samantha Morfa (smorfa@greenacre.com)
Status:	Signed
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"2- 4.29.2025 Phase 2 Minutes" History

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