

Carrollwood Village Phase II

June 24, 2025

Board of Directors Meeting

I. Call to Order/Notice of Meeting

Paul Klubek, called the Carrollwood Village Phase II Board of Directors meeting at 6:03 PM to order.

Proof of Notice of Meeting as posted in compliance with the governing documents and statutes was provided by Community Association Manager Samantha Morfa and was confirmed by all Board Members present.

II. Roll Call/Proof of Notice of Meeting

The following Board Members were present:

Paul Klubek-President, Christopher Sheehan-Chair/ARC, Adrian Madhosingh – Director, Jerry Campbell-VP, John Reynolds-Treasurer, Robert French, ARC
Samantha Morfa - CAM

III. Approval of Minutes – May 27, 2025

Paul Klubek made a motion to approve May 27, 2025 minutes John Reynolds seconded the motion with the contingency to correct his first name on the 2nd page of the minutes. **All in favor, motion carried.**

IV. Unfinished Business

(All Bids being discussed were included in the Board meeting package)

- A. Pond Erosion Project Update - \$5300 bid – Jerry Campbell – Engineering drafting/pending Survey, next step county application.

V. New Business:

- A. Alexander's Estimate #6442- Removal of Dead Tree at Park – tabled for next meeting 7/28/25
- B. Alexander's Estimate #6441 -Removal of Oak Tree – Per Jerry Campbell VP, 1st motion to approve contingent upon clarification of tree location; John seconded the motion, **all in favor, motion carried.**
- C. Alexander's Estimate #6443 – Irrigation Repairs - \$17,388 – Board requested pictures of the specifics areas that are broken/malfunction. Paul Klubek President made a motion to approve, Bob seconded, **all in favor, motion carried.**
- D. Alexander's Disaster Clean Up Proposal -tabled pending Hurricane Disaster agreement of fees breakdown for clarification.
- E. Alexander's Estimate #6449 – Palm Tree Trimming Proposal \$6705 once a year – Paul Klubek made a motion to approve, Adrian Madhosingh seconded, **all in favor, motion carried.**
- F. Board Member Solicitation – President tabled until his returned from vacation.

VI. Reports from Management & Committees:

- A. Financial Update – John Reynolds, Treasurer provided a current financial review.
- B. ARC Committee – N/A
- C. Refer Violations to attorney:
 - 1. 14801 Farnham Way: Vehicles – RV, Boat, Trailer, Other – discussed with the Homeowner (present) Mr. Debrunner, stated that the Side by Side vehicle referred on the violation is now in the garage; a reminder was discussed that any repairs need to be done inside the garage and not in the driveway of the properties.
 - 2. 14005 Middle Park: Fence maintenance: fence was replaced. Cleared.

VII. Homeowner’s Open Forum (Max 3 minutes):


- 1. Due to Violations process concerns, both CAM and Adrian Madhosingh provided an explanation of the unbiased process. Homeowners raised a concern about not understanding how to communicate once a violation has been cured via Vantaca, CAM explained the process and welcomed the homeowners to email her directly if needed.

VIII. Next Meeting: August 28, 2025 at 6:00 PM.

IX. Adjournment of Meeting:

With all the agenda items addressed and no further business brought before the board: Paul Klubek made a motion to adjourn the meeting at 6:55 PM, John Reynolds seconded the motion. **All in favor, motion passed.**

Respectfully submitted by,
Betsy Ferrer for the Board

These minutes were approved on 8.26.2025 
Paul Klubek (Aug 27, 2025 17:51:14 EDT)

The Board of Directors Carrollwood Village Phase II






PHASE II MINUTES 6.24.25

Final Audit Report

2025-08-27

Created:	2025-08-27
By:	Samantha Morfa (smorfa@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzPrielk7SeORe4IWnRytxpT4FEMmSR90

"PHASE II MINUTES 6.24.25" History

-  Document created by Samantha Morfa (smorfa@greenacre.com)
2025-08-27 - 9:26:01 PM GMT
-  Document emailed to Paul Klubek (pmkashford@gmail.com) for signature
2025-08-27 - 9:26:22 PM GMT
-  Email viewed by Paul Klubek (pmkashford@gmail.com)
2025-08-27 - 9:50:24 PM GMT
-  Document e-signed by Paul Klubek (pmkashford@gmail.com)
Signature Date: 2025-08-27 - 9:51:14 PM GMT - Time Source: server
-  Agreement completed.
2025-08-27 - 9:51:14 PM GMT