



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

DATE: TUESDAY, July 29, 2025
TIME: 6:00 P.M.
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 6:00 PM on July 29, 2025, at the Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Paul Klubek
Jerry Campbell
Adrian Madhosingh
John Reynolds
Chris Sheehan

Directors Absent:

None

Staff Present:

Samantha Morfa, CAM
Rachel Wilton, Transcriptionist

Guests Present:

Kerry Armstrong
Adrienne Hutelmeyer
Denise Selsky

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

III. APPROVAL OF MINUTES – June 24, 2025, Meeting Minutes

- Tabled.

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

Paul Klubek: Owner and Board President discussed drainage issues, which were revealed to be a county responsibility. Bonnie French's resignation from the Board was announced. Samantha Morfa will work on ordering the commemorative bench for previous Board members. The Board will work with Tankel to obtain legal counsel regarding wall ownership in Phase II.

Kerry Armstrong: Owner questions a violation issued on their property for dead palm fronds and expresses that dead palm fronds should be removed from the violation list. The Board will consider this during the violation review.

Denise Selsky: Owner reports that their neighbor's lawn is in poor condition and questions if they have been cited. Samantha Morfa explains that all violations are paused until standards have been set by the Board.

V. UNFINISHED BUSINESS:

- A. Clubside Entrance Proposal – Yellowstone
 - Yellowstone Proposal #552181: \$1,160
 - Samantha Morfa will request that Alexander's Property Maintenance match this proposal for Clubside entrance sod. They should ensure that irrigation in that area is working correctly before laying any sod.

VI. NEW BUSINESS:

- A. Alexander's Estimate 6491 – Irrigation
 - Paul Klubek made a motion to approve Alexander's Property Maintenance Estimate #6491 for \$802.62 for irrigation repairs on West Village. John Reynolds seconded the motion. **All in favor, motion passed.**
- B. Alexander's Estimate 6499 – Irrigation
 - Paul Klubek made a motion to approve Alexander's Property Maintenance Estimate #6499 for \$752.47 for irrigation repair at Carrollwood Village Park. John Reynolds seconded the motion. **All in favor, motion passed.**
- C. Alexander's Disaster Clean Up Proposal
 - Jerry Campbell made a motion to approve Alexander's Property Maintenance disaster clean-up agreement. Chris Sheehan seconded the motion. **All in favor, motion passed.**
- D. Board Member Solicitation
 - The Board is actively searching for candidates.
- E. Violation Recap
 - The Board discussed establishing a rotating violation focus schedule to provide owners with consistency on enforcement.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

- A. Financial Update
 - John Reynolds gave the report.
 - John Reynolds made a motion to accept the increased interest rate offered through Alliance Association Bank on both reserve accounts. Jerry Campbell seconded the motion. **All in favor, motion passed.**
 - John Reynolds made a motion to approve the June 30, 2025, financial statements as presented. Chris Sheehan seconded the motion. **All in favor, motion passed.**
- B. Architectural Review Committee
 - 14224 Clarendon: Wall Replacement with White Vinyl Fence
 - 13617 Clubside: Fence Installation
 - 14806 Hadleigh Way: Driveway Extension and Pavers
 - Paul Klubek made a motion to approve the ARC applications above. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**
- D. Refer Violations to Attorney
 - None

VIII. NEXT MEETING:


The next meeting of the Phase II Board will be held on August 26, 2025, at 6:00 p.m.

IX. ADJOURNMENT:

There being no further business to come before the board, Paul Klubek made a motion that was seconded by Chris Sheehan to adjourn the meeting at 6:58 PM. **All in favor, motion passed.**

Respectfully Submitted,
Rachel Wilton, For the Secretary

These minutes were approved on 8.26.2025.


Paul Klubek (Aug 27, 2025 17:51:57 EDT)
Signed Name

Paul Klubek, President
Printed Name






7.29.2025 Phase 2 Minutes

Final Audit Report

2025-08-27

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