



**CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
March 31, 2026**

I. CALL TO ORDER

Pasil Klubek, President, called the Carrollwood Village Phase II Board of Directors and Architectural Review Committee Meeting to order at 6:04 PM on March 31, 2026 at the Carrollwood Cultural Center, 4537 Lowell Rd, Tampa, FL 33618.

II. ROLL CALL

Directors Present

Paul Klubek
Jerry Campbell
John Reynolds
Adrian Madhosingh

Directors Absent

Chris Sheehan

Staff Present

Janet MacNealy, CAM
Laura Salgado, Transcriptionist

Guests Present

Kevin McIntosh, Castaway Web Design
Kim Uhlig-Quigley, IKare Publishing
Steven Lowie, TNCG

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

III. APPROVAL OF MINUTES – February 24, 2026 Meeting Minutes

Paul Klubek made a motion to approve the February 24, 2026 Board Meeting Minutes as presented. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

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

HOA President – Opening Review and Comments: Guests presented to audience.

- Kevin McIntosh, Castaway Web Design

Jerry Campbell made a motion to move forward with utilizing Castaway Web Design for domain establishment and community website management as proposed, with formal contract to follow. John Reynolds seconded the motion. **All in favor, motion passed.**

- Kim Uhlig-Quigley, IKare Publishing

Jerry Campbell made a motion to move forward with utilizing IKare Publishing as the community newsletter provider, with the first issue to be released in May 2026 following website implementation, and future issue frequency to be determined at a later date. John Reynolds seconded the motion. **All in favor, motion passed.**

The Board expressed appreciation to Adrienne Hutelmyer for her years of involvement with the community newsletter.

ISP Agreement

- Steven Lowie, Telecom National Consulting Group

John Reynolds made a motion to accept the Telecom National Consulting Group Agency Agreement included in the Board packet for telecom consulting / negotiation services as discussed. Jerry Campbell seconded the motion. **All in favor, motion passed.**



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Homeowner Comments (3 minute limit)

- Dr. Anne Comstock – Avista concerns – The Board will take discussed items into account and work with residents on remedy; Board has requested involvement from Avista residents.

V. UNFINISHED BUSINESS

A. Shoreline Restoration Project

Jerry Campbell gave the update. Restoration project has been completed; the final balance due is being held until completion of repairs of sidewalk damaged during restoration.

B. Memorial Bench

The bench has been received, and the plaque sample is pending receipt.

C. HOA Website Contract

Covered in item IV – HOA President.

D. Newsletter Contract

Covered in item IV – HOA President.

E. Landscaping RFP

RFP acceptance has been tabled for additional bids and vendor interviews to be held in April. CAM will ask the current vendor to requote with and without the median strip included.

F. Playground Repairs

The playground repairs have been completed. The vendor provided additional recommendations for refurbishment. CAM will follow up with additional recommendations, and the Board would like to take recommendations under consideration while keeping in mind the long-term reimagining of the park's future.

VI. NEW BUSINESS

A. Remove Dead Pines / Alexanders #7057

Jerry Campbell made a motion to approve Alexander's Property Maintenance estimate #7057 dated 3/18/26 in the amount of \$3,100.00 for dead Pine removal behind 1400 Meadow Park Dr., with additional estimate to be obtained following tree tagging and Adrian Madhosingh meeting with the residents in the area regarding the strip. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

B. Avista Entrance Annual / Alexanders #7033 (Ratify)

Adrian Madhosingh made a motion to ratify approval of Alexander's Property Maintenance estimate #7033 dated 3/9/26 in the amount of \$360.00 for annuals installation at the Avista monument. John Reynolds seconded the motion. **All in favor, motion passed.**



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C. Pest Control / Alexanders #7084

Paul Klubek made a motion to approve Alexander's Property Maintenance estimate #7084 dated 3/25/26 in the amount of \$7,500.00 for turf pest control application. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

D. Avista Communications

Covered in item IV – Homeowner Comments.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES

A. Financial Update

John Reynolds reviewed the financials through period ending 2/28/26 and noted no issues at this time.

B. Architectural Review Committee

Adrian Madhosingh made a motion to approve the ARCs as presented, to include addition of 4312 South Park (repaint). John Reynolds seconded the motion. **All in favor, motion passed.**

Paul Klubek noted that Hillsborough County will begin resurfacing of North Park, South Park, and Middle Park beginning in the summer (dated TBD).

Paul Klubek gave an update on the results of the recent community cleanup event and thanked those involved in the event.

C. Telecom National Consulting Group

Covered in item IV – ISP Agreement.

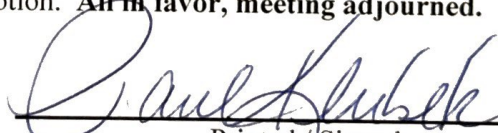
VIII. NEXT MEETING

The next regular meeting of the Phase II Board will be held on Tuesday, April 28, 2026 at 6:00 PM at the Carrollwood Cultural Center, 4537 Lowell Rd, Tampa, FL 33618.

IX. ADJOURNMENT

There being no further business before the Board, Paul Klubek made a motion to adjourn the meeting at 6:57 PM. John Reynolds seconded the motion. **All in favor, meeting adjourned.**

Minutes approved on April 28, 2026:


Printed / Signed