



CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY

AND

ARCHITECTURAL REVIEW COMMITTEES MEETING

DATE: TUESDAY, August 25, 2026

TIME: 6:00 PM

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

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES – July 28, 2026 Meeting Minutes
- IV. PRESENTATIONS: HOMEOWNER OPEN FORUM (Maximum Three Minutes)
 - HOA President – Opening review and comments (Klubek)
- V. UNFINISHED BUSINESS:
 - A. Violations – Sheds and Commercial Vehicles (Klubek)
 - B. Newsletter Discussion
- VI. NEW BUSINESS:
 - A. Estimate 7380 Maintaining Cutback Behind Avista Dr (Klubek)
 - B. Estimate 7379 Back Tree Clusters Easement Behind Middle Lake Drive (Klubek)
 - C. Avista – Wall Falling -13543 Avista (CAM)
 - D. Estimate 7413 Palm Maintenance (Klubek)
 - E. Avista Survey Results (Campbell)
 - F. Discussion on the Boundary Wall along Erhlich Road (Campbell)
- VII. REPORTS FROM MANAGEMENT AND COMMITTEES:
 - A. Financial Update (Reynolds)
 - B. Architectural Review Committee (Klubek)
 - C. Nominating Committee
 - D. Pond Committee
 - E. Avista Violations for Attorney:
 - 1. 5036 Paloma: Roof Repair
 - 2. 5003 Paloma: Palm Maintenance
 - 3. 5005 Paloma: Paint Wood Fence
 - F. Phase 2 Violations for Attorney:
 - 1. 14704 Clarendon: Palm Maintenance
 - 2. 14604 Dartmoor: Miscellaneous Items in View
 - 3. 14604 Dartmoor: Palm Maintenance
 - 4. 14810 Dartmoor: Replace Wood
 - 5. 14810 Dartmoor: Palm Maintenance
- IX. NEXT MEETING:

The next meeting of the Phase II Board will be held on September 29, 2026 at 6:00 p.m.
- X. ADJOURNMENT: