



CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY

AND

ARCHITECTURAL REVIEW COMMITTEES MEETING

DATE: TUESDAY, September 29, 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 – August 25, 2026 Meeting Minutes
- IV. PRESENTATIONS: HOMEOWNER OPEN FORUM (Maximum Three Minutes)
 - HOA President – Opening review and comments (Klubek)
- V. UNFINISHED BUSINESS:
 - A. Avista 2027 Budget Discussion
 - B. Phase 2 Budget Discussion
- VI. NEW BUSINESS:
 - A. Approval of Board Member Resignation
 - B. Approve Updated Records Inspection Resolution
 - C. Avista – Sidewalk Power Washing Proposal
 - D. Board Discussion on Selecting Neighborhood Monument for Enhancement
 - E. RFP for Stormwater System Inspection and O&M Plan
 - F. Erlich Wall Painting Discussion
- VII. REPORTS FROM MANAGEMENT AND COMMITTEES:
 - A. Financial Update (Reynolds)
 - B. Architectural Review Committee (Klubek)
 - C. Nominating Committee
 - D. Avista Violations for Attorney:
 - E. Phase 2 Violations for Attorney:
 - a. 13522 Avista: Mailbox Maintenance
 - a. 4318 Middle Lake: Commercial Vehicle
- IX. NEXT MEETING:

The next meeting of the Phase II Board will be held on October 27, 2026 at 6:00 p.m.
- X. ADJOURNMENT: