CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 27, 2026

Transcriptionist Note. These minutes include only motions and items requiring action by the Board of Directors. Discussion has been omitted unless specifically requested for inclusion in the official record

I. CALL TO ORDER

Paul Klubek, President, called the Carrollwood Village Phase II Homeowners Association Board of Directors and Architectural Review Committee Meeting to order at 6:01 PM on October 27, 2026 at the Carrollwood Cultural Center, 4537 Lowell Rd, Tampa, FL 33618.

II. ROLL CALL

Directors Present	Directors Absent	Staff Present
Paul Klubek	Devon Polo	Samantha Morfa, CAM
John Reynolds		Tatyana Kurbatov, Transcriptionist
Adrian Madhosingh		
Jerry Campbell		

There was a quorum of board members present to hold the meeting.

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

III. APPROVAL OF MINUTES – September 29, 2026 Meeting Minutes

Paul Klubek made a motion to approve the September 29, 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

Paul Klubek reported that representatives of Carrollwood Village were invited to an awards ceremony **at the Carrollwood Country Club**, where the community received recognition from Hillsborough **County and Commissioner** Ken Hagan for its ongoing community cleanup efforts over the past several **years. The annual cleanup initiative** continues to grow, with expanded services to assist residents in **disposing of unwanted items. The** community was also recognized for its outstanding appearance, **beautification efforts, and continued** commitment to maintaining a beautiful and welcoming **neighborhood. Appreciation was expressed** to Commissioner Hagan for his ongoing involvement and **support of Carrollwood Village.**

The Board revisited a previously discussed violation involving commercial vehicle. Legal counsel had **advised that the Association's governing documents** take precedence over the applicable state law in **this matter. However, the Board expressed concerns** regarding the potential legal expenses and **complications associated with pursuing enforcement** of a single violation. Following further

discussion, Paul Klubek recommended that the Association refrain from pursuing the violation and allow the affected homeowners to resolve the matter privately.

V. UNFINISHED BUSINESS

A. Approve Avista 2027 Budget

The annual assessment will decrease from $461.05 in 2026 to $414.48 in 2027, representing a decrease of $46.57 annually.

John Reynolds made a motion to adopt the proposed 2027 Budget as presented. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

B. Approve Phase II Budget

John Reynolds made a motion to adopt the proposed 2027 Budget as presented. Adrian Madhosingh seconded the motion. **All in favor, motion passed.**

C. Avista – Wall Falling – 13543 Avista

Samantha Morfa, CAM, contacted the Association's attorney, who confirmed that the homeowner is responsible for rebuilding the wall, while the Association is responsible for painting the exterior of the wall upon completion of the reconstruction. The attorney will provide guidance on the appropriate course of action and prepare a formal letter to the homeowner outlining the respective responsibilities and applicable legal requirements.

D. Erlich Wall Discussion

The Board reviewed a $170,000 proposal from Carlson Construction for repairs, pressure washing, stucco restoration, and painting of approximately 1,000 linear feet of perimeter wall. The contractor identified water intrusion, missing wall caps, and tree roots as contributing factors to deterioration but confirmed the wall is not in immediate danger of collapsing.

Due to the cost, the Board agreed to obtain additional proposals, including from Krueger and contractors who previously performed similar work in Avista. The Board agreed to address the project in two phases: Phase I will focus on the Association's responsibility for exterior wall repairs and painting, while Phase II will involve educating homeowners about their maintenance responsibilities, including wall capping, drainage, and preventative measures. An informational meeting with affected homeowners and a contractor will be considered.

E. Newsletter Discussion

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The newsletter will feature two to three articles per issue, including updates from the President and community The Board agreed to keep the newsletter concise and utilize existing community resources for additional content. The Board will contact IKARE to confirm submission deadlines and move forward with the project.

VI. NEW BUSINESS

A. Ratify Accurate LED Proposal for Emergency Electrical Repair at Malley Park

Jerry Campbell made a motion to ratify Accurate LED, LLC proposal 2129 for $3,923.00. Paul Klubek seconded the motion. **All were in favor, and the motion passed.**

VII. REPORTS FROM MANAGEMENT AND COMMITTEES

A. Financial Update

John Reynolds presented the Treasurer's Report for the period ending September 30, 2026. He reported that the Association remains in a strong financial position and reviewed several variances between actual expenditures and budgeted amounts.

John Reynolds made a motion to approve September 2026 Financial Statements as presented. Adrian Madhosingh seconded the motion. **All were in favor, and the motion passed.**

B. Architectural Review Committee
9.1.26-10.26.26
a. 4319 Southpark: Roof Replacement
b. 13515 Clubside: Door Replacement
c. 13912 Pepperrell: Exterior House Paint
d. 14807 Farnham: Roof Replacement
e. 14010 Lake Bluff: Roof Replacement

Jerry Campbell made a motion to ratify the previously approved ARC applications. Paul Klubek seconded the motion. **All in favor, motion passed.**

C. Avista Violations to Attorney:
a. 13602 Avista: Landscape Bed Maintenance
b. 13522 Avista: Landscape Bed Maintenance
c. 5002 Paloma: Landscape Bed Maintenance
d. 13528 Avista: Landscape Bed Maintenance
e. 13556 Avista: Landscape Bed Maintenance
f. 13556 Avista: Trim Hedges

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Jerry Campbell made a motion to escalate the violation to the Association's attorney. John Reynolds seconded the motion. **All in favor, motion passed.**

D. Phase II Violations for Attorney:
   a. 4407 Endicott: Fence Maintenance 2nd notice 9.30.2026
      This violation is closed.

VIII. NEXT MEETING

The next meeting of the Phase II Board will be held on November 24, 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, Adrian Madhosingh made a motion to adjourn the meeting at 6:52 PM. John Reynolds seconded the motion. **All in favor, meeting adjourned.**

Respectfully Submitted,
Tatyana Kurbatov, For the Secretary

These minutes were approved on 11/17/24.

Paul Klubek.
Signed Name

PAUL KLUBEK
Printed Name