

**Calusa Trace
Home Owners Association
Board of Directors**

David Jacobs, *President*
Bob Weinstock, *Vice-President*
Frank Julian, *Treasurer*
Kelly Morillo, *Secretary*
Cherice Greco, *Director*

www.CalusaTrace.com
www.Greenacre.com

COMMUNITY NEWSLETTER FOR

CALUSA TRACE

APRIL 2025



Fireworks

Fireworks are legal in Florida but using common courtesy while setting



them off in Calusa Trace is a must! While some people enjoy fireworks, many others do not care for the noise, especially when it gets to be late at night. Please be respectful of your neighbors and don't assume everyone likes them.

Please make sure to set off fireworks in your own area and on your property, not your neighbors.

Make sure you pick up the remains afterwards including any that may have drifted into your neighbor's property.

Volunteers Needed:

We are in the process of setting a spring date for the community yard sale but are in need of volunteers to take care of the signage.

If you are interested in helping us put up and take down the signs, please email our community manager, Samantha at SMorfa@greenacre.com. Thank you!

We want your feedback!!

The board is in the process of planning a family movie event at the park for later this year and we would love feedback from the residents. Please visit the link below or scan the QR code to answer a few questions as we begin the planning process.

<https://forms.gle/gsgdaqqeZ46MHpmH9>



Flooding on Calusa Trace Blvd.

Flooding was reported on Calusa Trace Blvd. on Monday, March 12th after a storm passed through Calusa Trace. The section manager for County stormwater Engineering Services has been notified and sent pictures of the area flooded. The area was south of Pine Isle and on both sides of the Blvd. According to Engineering services, this may take up to 45 days to investigate due to backlog from the hurricanes.

Calusa Trace Blvd – Sewer line project

Most of the sewer line construction has been completed on Calusa Trace Blvd. There are still some loose ends to finish. The county has agreed to replace the sod with St. Augustine, and they are also responsible for replacing the irrigation. A proposal for the irrigation repairs has been provided to the county by Red Tree. As you may have noticed, work is about to begin on Van Dyke. This construction will include a sewer line from the Van Dyke lift station all the way to Dale Mabry. The traffic pattern has changed in that the right turn lanes are now shut down when heading west on Van Dyke. Please drive with caution when using the Van Dyke entrance.

Community Event

We are in the early stages of planning a community movie event later this year. Your feedback is appreciated. Thank you to those who have already completed our survey. If you haven't already done so, please use the link located later in the newsletter to provide your feedback.



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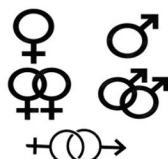
More Benefits Of This Plan Are:

- You're A/C unit will run more efficient
- Your Unit Will Last Longer
- Saves You Money With Less Repairs



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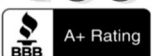


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CMC1249497



GET SCREENED TODAY.



Early detection saves lives.

Schedule your colonoscopy.

Most people do not experience colorectal cancer symptoms until it's too late, but if detected early, it's more than 90% curable. A colonoscopy is the most effective screening method for finding and removing pre-cancerous polyps, preventing cancer before it even starts. That's why we're urging everyone ages 45 and over to get screened today.

 Schedule your screening at
YourColorectalExperts.com


Advent Health
Carrollwood

CALUSA TRACE HOMEOWNERS' ASSOCIATION, INC.
4131 Gunn Highway, Tampa, FL 33618
813-936-4167

APPROVED PAINT COLOR SCHEME 2024

TO ALL MEMBERS:

Please follow the link below to view the updated approved paint color scheme. If you may have any questions, please contact the property manager.

<https://www.sherwin-williams.com/painting-contractors/color/find-and-explore-colors/hoa/lutz/fl/calusa-trace-master-association/>



Mosquito Bite Protection in Florida

FloridaHealth.gov • Florida Department of Health

Not all mosquitoes are the same. Different mosquitoes spread different diseases and bite at different times of the day. Some mosquito species bite during the day, such as those mosquitoes that can spread chikungunya, dengue and Zika viruses. Other species of mosquitoes bite most often at dawn and dusk, including those that can transmit West Nile virus.

Mosquitoes can live indoors and will bite at any time, day or night.



Use Environmental Protection Agency (EPA)-registered insect repellents

Wear repellent when you are outdoors. Use products with active ingredients that are safe and effective.

- Always follow the product label instructions.
- Do not spray repellent on skin under clothing.
- If you use sunscreen, put sunscreen on first and insect repellent second.
- It is safe for pregnant or nursing women to use EPA-approved repellents if applied according to package label instructions.
- Learn more: www2.epa.gov/insect-repellents.



USE INSECT REPELLENT WITH ONE OF THESE ACTIVE INGREDIENTS



BRAND EXAMPLES*
Overseas brand names may vary.

DEET →→

Off!, Cutter, Sawyer, Ultrathon

Picaridin (KBR 3023), Bayrepel and icaridin →→

Skin So Soft Bug Guard Plus

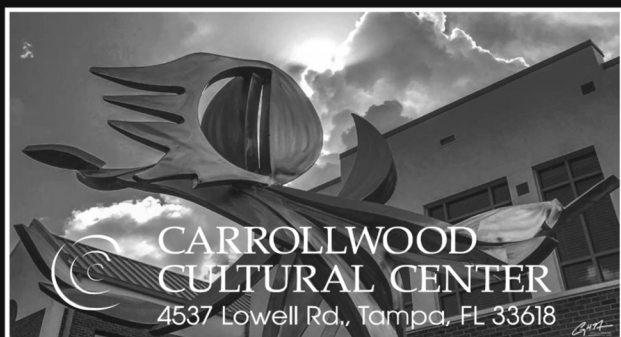
Oil of lemon eucalyptus (OLE) or para-menthane-diol (PMD) →→

Repel

IR3535 →→

Skin So Soft Bug Guard Plus Expedition, Skin Smart

Higher percentages of active ingredient=longer protection



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■ THINGS TO DO

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April 11 • 7:30 pm

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April 5 • 11 am – 6 pm
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PAT BENATAR TRIBUTE
April 12 • 7:30 pm



**CONCERT FEATURING
PIANO & CELLO**
April 26 • 7 pm

IN THE GALLERY



Black Art Matters
presented by The Gallery

Urban Paradise
by Sue Graef

Halcyon Days
by Mike King

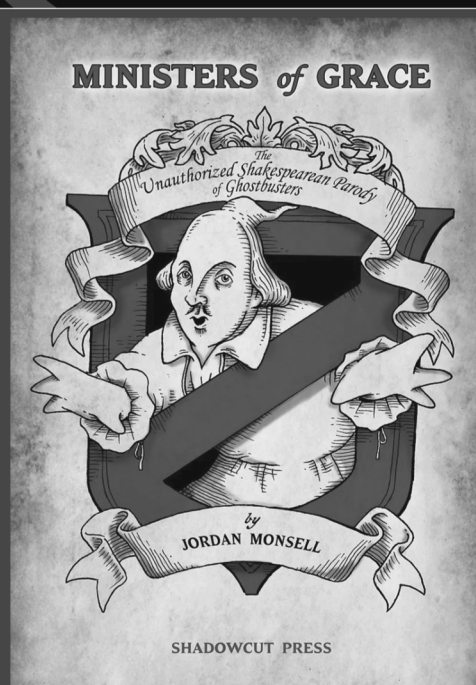
Photography
by Craig Nowicke

Spiritual Beginnings
by Cheryl Yellowhawk



**FREE MOVIE SCREENING
GHOSTBUSTERS**
April 27 • 2 pm

DISCOVER MORE



*What if William Shakespeare
had written Ghostbusters?
Who wilt thou call?*

MINISTERS OF GRACE:
The Unauthorized Shakespearean
Parody of Ghostbusters

Written by Jordan Monsell
Directed by Neil Bleiweiss

May 17 • 7:30 pm
May 18 • 2 pm

TICKETS: \$5



**CARROLLWOOD
CULTURAL CENTER**

Calusa Trace Master Association
Board of Directors Meeting
February 11, 2025 6:00 PM
Via Zoom
MINUTES

I. CALL TO ORDER

Samantha Morfa, Community Association Manager, called the Calusa Trace Master Association Board of Directors meeting to order at 6:00 PM via Zoom teleconference.

II. ROLL CALL / NOTICE OF MEETING

Directors Present

David Jacobs
Bob Weinstock
Frank Julian
Kelly Morillo
Cherice Greco

Directors Absent

None

Guests

Samantha Morfa, CAM, GPI
Laura Salgado, Transcriptionist
Pam Engert, ARC Chair

Notice of meeting was posted in accordance with Florida statutes.

III. APPROVAL OF MINUTES – 2 min (December 10, 2024 and January 14, 2025)

David Jacobs made a motion to approve the December 10, 2024 Board of Directors meeting minutes as submitted. The motion was seconded by Bob Weinstock. **All in favor, motion passed.**

Bob Weinstock made a motion to approve the January 14, 2025 Board of Directors meeting minutes as submitted. The motion was seconded by David Jacobs. **All in favor, motion passed.**

IV. REPORTS

a. President

Bob Weinstock made a motion to authorize Samantha Morfa to notify the Greenacre Accounts Receivable team to hold collections and Notices of Late Assessment (NOLAs) for those owners who have paid at least 50% of their 2025 assessment, and to waive any penalties and interest that have already been applied to these accounts, on the understanding that the Association typically runs on a bi-annual assessment schedule but has recently updated their policy to an annual assessment schedule effective 2025. The motion was seconded by Frank Julian. **All in favor, motion passed.** Sam Morfa will provide the Board with an updated aging status for the March meeting to review any remaining outstanding accounts.

Bob Weinstock asked Cherice Greco to run a redaction in the next Tracer regarding member names as discussed, and to move the business meeting minutes to the end of the newsletter for ease of access moving forward.

b. Treasurer

Frank Julian provided an overview of the Financial Statements for period ending 1/31/25; there are no issues to report in this period.

c. Management

1. Management Report

Samantha Morfa reviewed the Management Report contained in the Board.

2. Violations

Samantha Morfa will be sending fence / driveway cleaning reminders.

V. COMMITTEE REPORTS

A. Architectural Report – Approved Applications – 5 min

Pam Engert gave the report, noting that 7 applications were approved, and 1 was denied due to need for additional information. Sherwin Williams will be uploading paint schemes within the next few days, and notification will be sent to owners when schemes become available for viewing / use. A brief discussion was held on window variance requests / possible guideline updates (disc. only; no motions).

VI. SPECIAL PROJECTS REPORTS

A. Tracer – Deadline

Samantha Morfa reminded everyone that the deadline for Tracer submissions are due to Cherice Greco by the 20th of the month.

VII. OLD BUSINESS

A. Pond Report – 2 min

Samantha Morfa discussed the pond report and noted that there are no obvious issues at this time.

B. Natural Disaster / Hurricane Fund

Samantha Morfa noted that the Association legal counsel has recommended the Board work to create an Operating account Natural Disaster / Hurricane fund for future needs in lieu of using Reserve funds. The Board will reevaluate this item during budget review.

VIII. NEW BUSINESS

A. RedTree Proposal – Ratify Tree Work

Bob Weinstock made a motion to ratify the Redtree Landscape proposal dated 1/15/25 in the amount of \$1,800.00 for dead oak removal at the Dale Mabry entrance. The motion was seconded by Frank Julian. **All in favor, motion passed.**

B. Tigris Aquatic Services

Bob Weinstock made a motion to approve Tigris Aquatic Services quote 268637 dated 1/27/25 in the annual amount of \$22,776.00 for monthly pond maintenance services (\$1,898.00 per month). The motion was seconded by Cherice Greco. **All in favor, motion passed.**

C. Community Event at Park

Discussion was held on an event for the fall, with a questionnaire / survey being added to the Tracer to gauge member interest.

IX. HOMEOWNER COMMENTS – 3 min each

Items brought forth by the membership included:

- Fireworks nuisance – Gregory Wilson – CAM can send nuisance violations if this is a recurring issue
- No Fishing / No Trespassing signs – Gregory Wilson – signs will be installed and membership is reminded they can call Sheriff's office non-emergency line if issue persists
- Shrub replacement – Gregory Wilson – Board will speak with landscaping vendor to consider replacements

NEXT MEETING – March 11, 2025

X. ADJOURNMENT

There being no further business to come before the Board, David Jacobs made a motion to adjourn at 6:59 PM. The motion was seconded by Frank Julian. **All in favor, motion passed; meeting adjourned.**

Respectfully submitted for the Secretary by Laura Salgado



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Ruth E. "Robin" Delaney
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