



COMMUNITY NEWSLETTER FOR

CALUSA TRACE

MAY 2026



Christmas Lights Van Dyke

The last phase was completed by installing an outlet into the existing box with the landscape light for the Robeline palm. Small extension cords for the Christmas lights were made up and buried under the sod to avoid damage due to lawn care. The GFI outlets will need to be tended to as they will trip occasionally due to rain and irrigation. However, three of the five landscape lights have been wired to stay on when the GFI is tripped. When the next two outlets fail, this change will be made to them as well. Since the Christmas Lights are going to be exposed to the elements, there may be a short life to their existence. Time will tell.

Calusa Park light outage

This has been reported to TECO. An email has been sent to the Meade/Hunt project manager for the sewer line project as well since there was a lot of digging taking place in that area and there is a possibility the wire was cut, in which case

TECO may wish to be paid for that.

Pond 54

A small sample of broken concrete has been placed on the shore next to Calusa Trace Blvd. by Kruger Engineering. They will provide a quote to be similar to the previous quote for \$26,000 to prevent further erosion for a 200-foot section of the pond. There are other ponds in Calusa Trace that are having the same issue.

Approved Proposals

Kinny Engineering Pond inspections required by SWFWMD \$2,500. This inspection is required every four years.

Red Tree

Replace all three irrigation controllers with new internet connected via cellular data for a total of \$6,733.98. This funding will come out of the reserves set aside for irrigation upgrades. There will be an expense of \$720 annually for the cellular connections.

Yard Sale sign

One of the yard sale signs was vandalized with slashes from a knife. Thanks to Al Boyle and Gary Ancer for retrieving the signs from storage, setting them up (and repairing the damaged sign) and taking them down a put them back into

storage. We will need to investigate in replacing the damaged one.

Red Tree

Add sod along sidewalk edge to help prevent mulch from running onto the sidewalks, for \$3375. This proposal was tabled from last month's meeting. Due to more questions regarding this proposal, it was tabled for next month.

Revised No Fishing Calls

The insurance carrier has informed the Home Owners Association that there is no liability coverage for a director that would be assaulted by someone trespassing/fishing. Therefore, calls to Greenacre will only be noted but directors will not be called out to enforce trespassing and no fishing. Asking a director which is a homeowner volunteer to be called out and drop everything, is a lot to ask. Then without some coverage for being assaulted, injured or killed, that is unacceptable.





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May Fun Facts. To the fun stuff.

- May is named after the Greek Goddess of Fertility.
- May is National Burger Month. May is also National Golf Month (really – did not make this up).
- The birthstone for May is the Emerald.
- By end of May, sunrise will occur at 6:34 AM and sunset will occur at 8:53 PM.
- May is Older Americans Month (that be me).

**May Holidays. Several notable holidays occur during May.
Mark your calendars.**

- **May 1, May Day.** The roots of this holiday are Celtic and marks the beginning of their spring. Fresh beginnings. A day of happiness. May pole. Dance with flowers in your hair.
- **May 5, Cinco de Mayo.** Celebration of the victory of the Mexican army over the French in 1862.
- **May 8. No Socks Day**

- **May 10, Mother’s Day.** This holiday this year falls on a Sunday. Many will start their celebration with church services, followed by a meal out (so mother does not have to cook or clean the dishes). Don’t forget the flowers. And if your mother does not live in the area, remember to call and tell her how important she is.
- **May 14, Dance like a Chicken Day**
- **May 16, Armed Forces Day.**
- **May 25, Memorial Day.** Honors the 1,200,000 men and women who died while serving our nation in uniform, especially the 700,000-service member who were killed on the battlefield. In other words, the purpose of Memorial Day is to memorialize the veterans who made the ultimate sacrifice for our country. If you love your freedom, thank a vet.



Calusa Trace HOA Board of Directors

Directors

David Jacobs, President
Bob Weinstock, Vice-President
Frank Julian, Treasurer
Bob Nagle, Secretary
Steve Bergman, Director

www.CalusaTrace.com
www.Greenacre.com

Calusa Trace Contact Information

Important Numbers

Community Association Manager

Samantha Morfa
Greenacre Properties, Inc
CalusaTrace@GreenacreProperties.com
813-936-4124

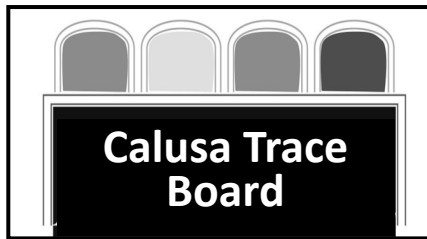
St. Joseph North Hospital

Monday through Friday
813-443-7000.

Please Use These Phone Numbers
to Report Violations to the Sheriff's Office
Sherriff's Community
Service Desk 813-247-0330
Sherriff's Office -
Non-Emergency 813-247-8200
Sheriff's Community Service Desk

Calusa Trace is a Deed Restricted Community.

ALL Exterior Paint Colors
MUST BE APPROVED by our
Architectural Review Committee
PRIOR to Painting.



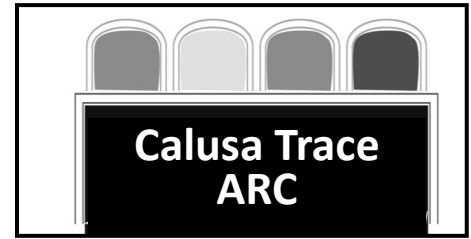
MEETING

2026 HOA BOARD CALENDAR

Monthly Calusa Trace HOA Board Meetings will be held on the second Tuesday of the month at 6:00 pm via Zoom

May 12, 6 Pm
June 9, 6 PM
July 14, 6 PM
August 11, 6 PM
September 8, 6 PM
October 13, 6 PM
November 10, 6 PM * (tentative
annual and budget meeting)
December 8, 6 PM

* The Meetings will be held at All Saints Lutheran Church, 5315 Van Dyke Road. All other meetings are on zoom.



MEETING

2026 ARC MEETING DATES

The ARC (Architectural Review Committee) reviews all requests for changes to our homes and property in accordance with the ARC Guidelines posted on www.greenacre.com and www.calusatrace.com.

Please plan your projects and submit your request online for painting, paver driveways, fencing, pool cages, new roofing, landscaping changes, et al in advance of the project. No project should start prior to ARC approval. The 5 members of the ARC review all requests and provide feedback to homeowners via an online platform. They are hard working volunteers!

ARC Meetings are usually held on the fourth Thursday of each month at 6:30 pm.

May 28
June 25
July 23
August 27
September 24
October 22
November 19
December 17

Calusa Trace is a Deed Restricted Community



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LIVE AT THE CENTER

■ THINGS TO DO

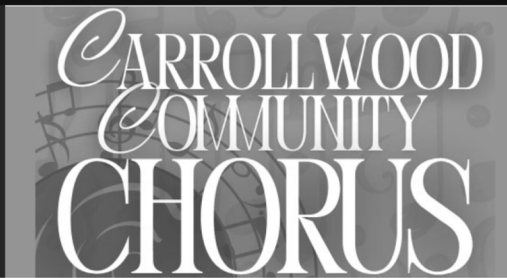
(813) 922-8167 • CarrollwoodCenter.org



JAZZ WITH JIM

May 1 • 7:30 pm

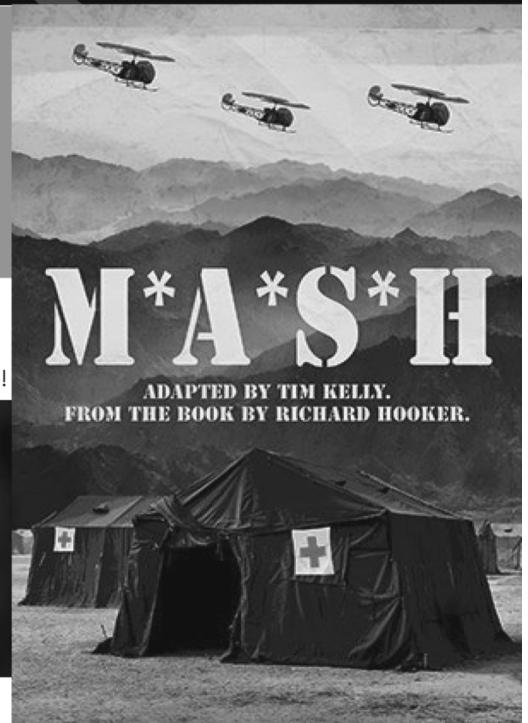
Featuring The Jazz Directions



ALL OVER THE WORLD

May 3 • 2 pm

East Coast | West Coast | Route 66 | & More!



M*A*S*H

ADAPTED BY TIM KELLY.
FROM THE BOOK BY RICHARD HOOKER.

EST.  2013

Carrollwood market

at the
carrollwood cultural center

FARMER'S MARKET

May 9 • 10 am - 2 pm

Presented by Tampa Bay Markets



ART RECEPTION

May 29 • 5:30 pm

Above: "Through the Quiet" by Sal Patalano

MAY 15-17

Based on the book by Richard Hooker and the popular television series of the same name, M*A*S*H follows the madcap antics of two surgeons in the Korean War. It's all here, including a little romance mixed in with dramatic moments and a genuine love of life.

*M*A*S*H is presented through a special arrangement with Dramatic Publishing Company of Woodstock, NY.*



IMPROV NIGHT

May 29 • 7 pm

with Tampa Metropolitan Improv



SUMMER CAMP

June 1-31

Summer programs for ages 4 to 17

IN THE GALLERY



Black Art Matters presented by the Black Art Matters Tampa Bay Collective with additional exhibits by: Tim Price, Sal Patalano, Joel Santana, Willow Wright, William Talenti and Hanna Rachocka

(thru May 23)

DISCOVER MORE



**Calusa Trace Master Association BOD Meeting
March 10th, 2026 6:00 PM Via Zoom**

MINUTES

I. CALL TO ORDER. David Jacobs, President, called the Calusa Trace Master Association Board of Director's meeting to order at 6:00 PM via Zoom teleconference.

II. ROLL CALL / NOTICE OF MEETING

Directors Present: David Jacobs, President, , Bob Weinstock, Vice-President, Frank Julian, Treasurer Rob Nagel - Secretary
Notice of meeting was posted in accordance with Florida statutes.

III. APPROVAL OF MINUTES – February 10th, 2026 - meeting minutes. David Jacobs made a motion to approve February 10th, 2026 minutes as submitted. The motion was seconded by Bob Weinstock. All in favor, motion passed.

IV. REPORTS, a. President – An email was sent to the Board members from the President regarding the WiFi Controllers, with an estimated cost of \$7500 for all 3 to be replaced, plus a \$750 per year/cellular data cost; troubleshooting can be done remotely. Will be added to the agenda for the board to make a vote on the next two months. A report regarding pond #54 erosion seems to be getting closer to the fence and it is creating difficulty when mowing the site. Discussion on the time frame of when the issue will need to be taken into consideration based on an approximate cost of \$26,000 not in the current budget. The pond eroding is getting worse, it is approximately 30 feet, and it can wait until about 50 feet when it needs to be addressed. Suggestion was made to reach out to Krueger for a quote. Discussion about adding a strip of sod between the sidewalk and the mulch/pine bark to keep it from spreading to the sidewalks when it rains, a quote of \$3375 was received, to be reviewed and discussed at a next meeting. Brandon Electric will meet with the David Jacobs on 3/11/26, regarding the Christmas lights on the trees, for the outlets to be replaced. President has received inquiries from homeowners if home rentals can be stopped; there are 516 homeowners at Calusa Trace HOA, and they will need 345 homeowners (67%) to vote on the issue. It would need a review and perhaps a revision of the Covenants. Will need to have John Ellis, counsel to review with the board and see if the HOA can put limits on LLC rentals. Next ride along will be on Thursday 2/19 at 8:30 AM.

b. Treasurer – Report was sent revenue shows that 93% has been received, 25K account receivable lower than last year. There is a surplus right now with the current 2 month expenses of about \$17,000

c. Management, 1. Management Report – Current Aging Report shows about \$26,630 on delinquencies, and only one homeownership updated in the last 30 days. 30 Violations were closed.

V. COMMITTEE REPORTS A. Architectural Report – None present.

VI. SPECIAL PROJECTS REPORTS. A. Tracer – Deadline. President reminded everyone that the deadline for Tracer submissions is due by the 20th of the month, Cherice Greco is still helping with the Tracer.. Board members questioned if businesses could advertise on the Tracer, will review and discuss on a future meeting.

VII. OLD BUSINESS A. Pond Report – copy of the maintenance report is in the board packet – Red Tree & Clearview are communicating internally.

Brandon Electric Quote to replace the electric box (power station) \$10702.74; another Electric Company has provided and estimate that will be under the 10K; GL quote estimate for an upgrade- keeping the existing and cleaning the rust for \$3300, Bob Weinstock make a motion to approve the estimated quote from GL, David Jacobs seconded the motion, all in favor.
Motion carried.

Bank non-bearing interest accounts – Bank approves .5% on the operating ICS account, to receive 2.5% on the ICS sweep. Frank Julian made a motion to approve the Bank recommendation, Bob Weinstock seconded the motion, all in favor. Motion carried.

Account number 9817 CD – will renew 2/11/26 – Frank Julian made a motion to approve the renewal to roll over the into a new CD with a rate of 3.45%, David Jacobs seconded the motion, all in favor. Motion carried.

ACC Painting - original color is from 1998 and when the color was submitted it was not in the current color schemes – suggestion to add the verbiage that prior color on the original scheme will be allowed to make it official, for ARC approval.

Facebook Association Page recap – Laura York, was the person that use to keep up the updates, but it seems to be out of date. Steve Bergman and his wife would like to set up and take charge, it seems Mr. Bergman is not present, and the discussion will be tabled for next meeting.

Replacement of dead plants and hedges between Calusa Trace and Canary on the right side of the entrance to provide and install 7 viburnum, 7 gallons plants at \$525, including labor, material, debris removal, hauling and dumping fees. David Jacobs made a motion to approve; Bob Weinstock seconded the motion. All in favor. Motion carried.

Homeowner with tarp on roof: Board President and GPI spoke with John Ellis, counsel discussed sending a 3rd letter to both the homeowner and their attorney because the court date is set for January 2027, seems that the homeowner's insurance company does not want to pay and have further delayed the roof replacement. HOA counsel can file for a pretrial motion to obtain the information regarding the issues between the homeowner and the insurance company. Discussion regarding the white cover on the roof without sandbags and the cost of filing for the pre-trial motion to obtain more information, which will not warrant and faster resolution versus just sending the 3rd letter violation at approximately \$500. Rob Nagel made a motion to have the attorney, David Jacobs seconded the motion, all in favor, 1 opposed, motion carried.

VIII. NEW BUSINESS

Homeowner's comments: Homeowner wants to know what can be done to protect the neighborhood (HOA) from Banks and/or investors from buying properties in the HOA. Per GPI representative, that will be a question for the association's attorney, the board will not be able to answer the question. GPI recommends that the homeowner meets and find other members of the community to create a committee to further discuss the issue for the near future law changes.

Homeowner made a comment to please review the prior color schemes as some are welcome but some may not align with the current colors in the neighborhood.

Homeowner made a comment regarding the property with the tarp on the roof, he is the next-door neighbor and wants to make a complaint regarding a palm tree on the property that could soon fall and affect his property, and the smell of dog waste on the backyard. He commented that the owner does not currently reside in the property, a family member of the owner currently resides in the home. He stated that perhaps a lien can be placed on the property.

David Jacobs made a motion to adjourn at 7:09 PM, Bob Weinstock seconded the motion All in favor, motion passed, meeting adjourned.

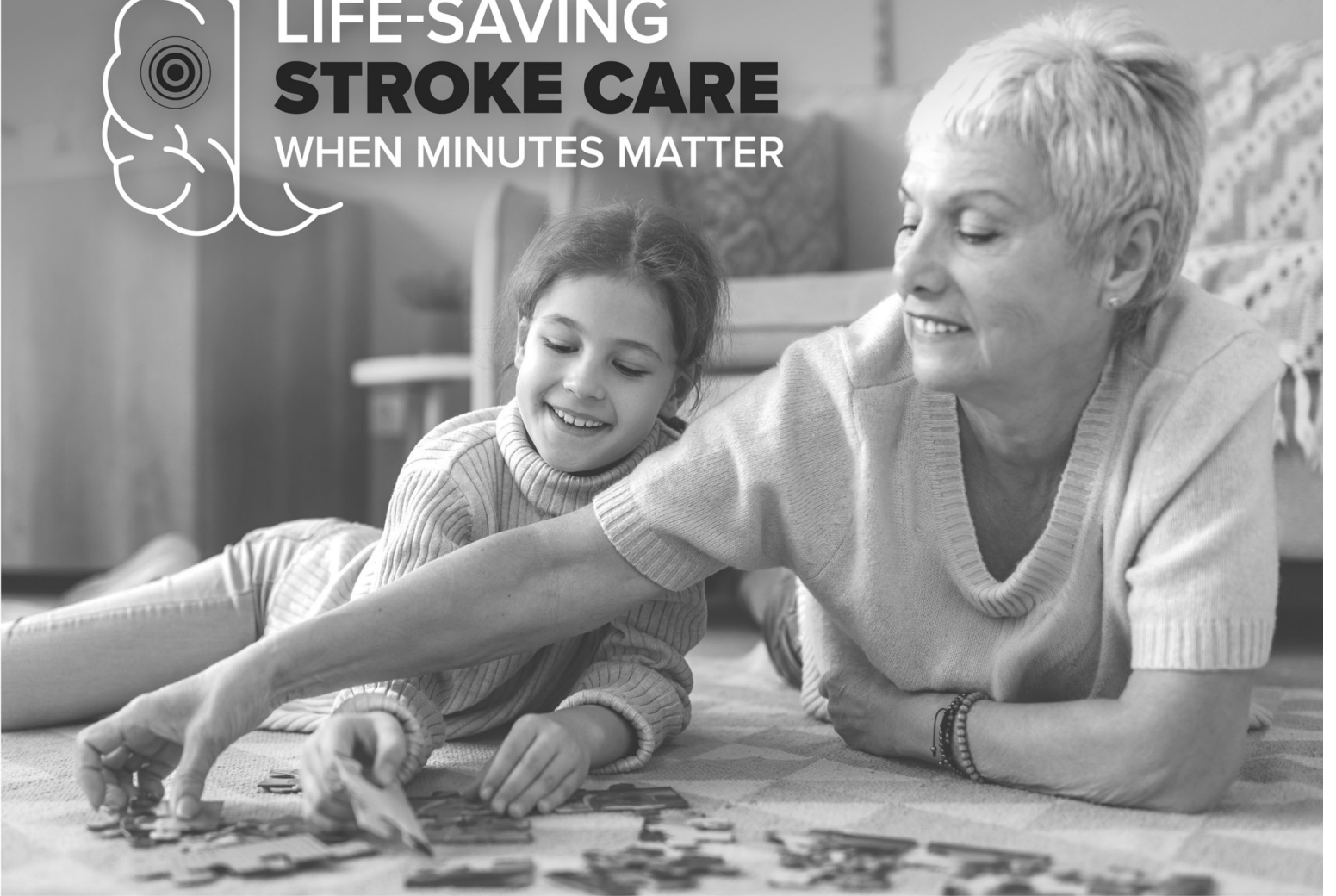
Next meeting on Tuesday, April 9th 2026, at 6:00 PM via zoom.

Respectfully submitted for the Secretary by Betsy Ferrer
These minutes were approved on 4.14.2026

David Jacobs , President



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American Stroke Association

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-  Arm Weakness
-  Speech Difficulty
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Gardening under Large Oaks!



Low-maintenance solutions for shaded, dry, or patchy areas under Tampa oak trees include using natural mulch, drought-tolerant groundcovers, or native shade plants.

Low-Maintenance Groundcovers & Plants:

- **Frogfruit:** A native, hardy groundcover that handles shade well.
- **Liriope:** A staple for dry shade that requires little maintenance.

- **Bromeliads:** Tropical, shade-loving, and drought-tolerant; they add color and can be placed directly on branches and roots.
 - **Cast Iron Plant:** Thrives in dark, dry shade under trees.
 - **Split-Leaf Philodendron / Monstera:** Thrives in Florida shade under oaks.
 - **Native Shade Plants:** Lyreleaf Sage (*Salvia lyrata*), Coral Honeysuckle, and Ferns.
- * These options handle root competition and require minimal watering once established.

Non-Plant Solutions:

- **Mulch Beds:** Use oak leaf compost or pine bark to create a clean, natural appearance that also feeds the soil.
 - **Pathways:** Create paths using stepping stones, gravel, or pavers, for a low-maintenance clean look.
- ***Grass should still be utilized outside of the distinctive mulch beds or pathway options under large trees.**

Tips for Success:

- **Avoid deep tilling:** Do not damage the shallow root system of the oak tree.
- **Watering:** Only during the hottest, driest months once plants are established. (Be sure to keep watering restrictions in mind)
- **Soil Amendment:** Use organic matter (fallen leaves) to improve soil health without raising the soil level around the trunk.



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DAILY REMINDER

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What We Do

For our clients, 'wealth' is more than just money. It is their ability to do what they want, when they want and how they want. Our role is to help them get there.



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