



COMMUNITY NEWSLETTER FOR

CALUSA TRACE

JUNE 2026



Christmas Lights Van Dyke

While the board reluctantly approve spending the \$500 cost to leave the lights on Van Dyke, there were concerns of extra maintenance. As president, I personally checked and reset the GFI outlets many times. This is going to happen anytime the sprinklers run and during rainy season, or any rain, this will also trip the GFI's. For these lights to remain in place and working, it will take more that two homeowners that live nearby and myself to keep them on. Frankly, when the lights quit working altogether due to water intrusion and corrosion, it will be hard press for the board to approve adding them again. That is the hard facts.

Approved Proposals

New NO FISHING Signs



Image 360 to replace all 27 existing no fishing signs with new bright red signs and add 10 additional signs on several ponds most active with people fishing. \$3,308.58. This is an effort to help prevent drive by fishing.

Red Tree Removal and replacement of dead bushes on Dale Mabry along the

monuments and center median. All were damaged in the extremely cold temperatures this past winter. \$4,450.00

Not approved proposal

Red Tree \$6000.00 to add drip line along Calusa Trace Blvd from Hawks Nest towards Van Dyke. Red Tree repositioned the rotors in this area which has improved the watering of the Viburnum along that area.

New Irrigation controllers

All three Cellular connected controllers are now installed and operating. As president I was allowed to be a visitor and access the controllers via computer. Very simple to see and set up the controller zones. Also, maintenance will be much simpler.

Van Dyke Entrance

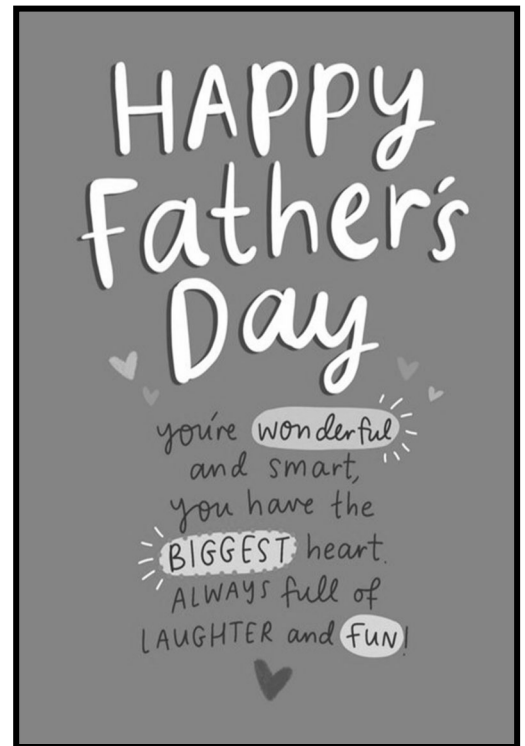
Just a brief discussion on this but I am meeting with the contractor, Kruger, that was the General Contractor for the Dale Mabry Monuments to review options for the Van Dyke entrance. This should be more than just ripping down the Brazilin Peppers and saving the hard wood trees. Although, that is an option. I would like to get something of an architectural review of how best to take what we have there and make it as beautiful as we are allowed to make it. I have heard from Homeowners nearby for the last few years requesting that we do something. How much this will cost is unknown of course, but we need to know so if it is something the homeowners want and are willing to pay for, then we will move

forward. So don't celebrate just yet because there is a lot of planning yet to be done first.

There is one other thing I hear about Van Dyke entrance. At night coming East on Van Dyke it is hard to see where to turn.



We used to have a small light at the very point in the bushes. It cannot be allowed to shine into driver's eyes. Maybe we can add that back in to see if that will help.



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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

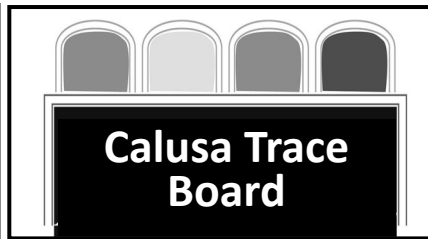
St. Joseph North Hospital

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.



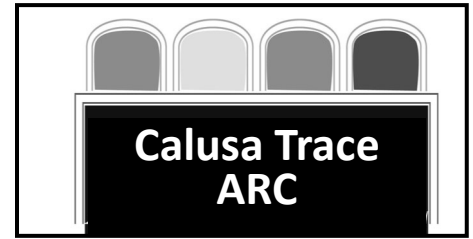
MEETING

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

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.

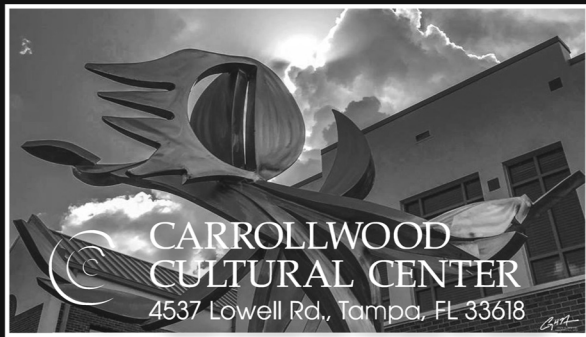
Please plan your projects and submit your
request online for painting, paver driveways,
fencing, pool cages, new roofing,
landscaping changes, et al in advance of the
project. No project should start prior to
ARC approval. The 5 members of the ARC
review all requests and provide feedback to
homeowners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

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

Calusa Trace
is a
Deed Restricted
Community





LIVE AT THE CENTER

■ THINGS TO DO

(813) 922-8167 • CarrollwoodCenter.org



SUMMER CAMP (AGES 4-17)

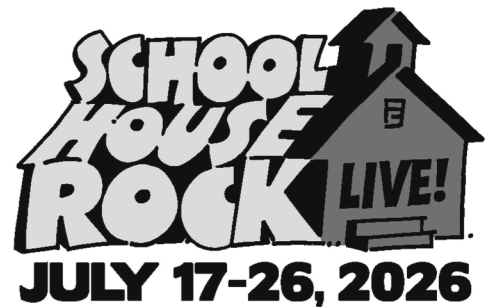
June 1–July 31

2026 Partner: EmpowerAbility Solutions, Inc.



COMMUNITY CONCERT BAND

June 7 • 3 pm



SCHOOL IS IN SESSION!

Based on the 1970s cartoon, this fast-paced musical teaches lessons with clever, catchy tunes.

Originally Adapted & Produced for Stage by Theatre BAM

Book by
George Keating, Kyle Hall,
Scott Ferguson

Music & Lyrics by
Bob Dorough, Dave Frishberg,
George Newall, Kathy Mandry,
Lynn Aherns, Tom Yohe

Based on an idea by David McCall and a television series created by George Newall and Tom Yohe.

Schoolhouse Rock Live! is presented through special arrangement with Music Theatre International (MTI).



at the
carrollwood cultural center

FARMER'S MARKET

June 13 • 10 am - 2 pm

Presented by Tampa Bay Markets



SATURDAY NIGHT DANCING

June 13 • 7:30 pm



CYPRESS CREEK JAZZ BAND

June 20 • 7:30 pm



SOUNDS OF SIMON & GARFUNKEL

June 27 • 7:30 pm

IN THE GALLERY



This summer's main exhibit, *Field of View*, is a photography show featuring a group of local artists highlighting their collective effort while meeting the individual styles.

(thru August 29)

DISCOVER MORE



April 14th, 2026

Vis Zoom

I. CALL TO ORDER

Samantha Morfa, Community Association Manager, called the Calusa Trace Master Association Board of Directors meeting to order at 6:01 PM via Zoom teleconference.

Notice of Meeting: posted on Vantaca, proof of notice was mailed, and posted on the bulletin

II. ROLL CALL

Directors Present , David Jacobs -President, Bob Weinstock -Vice President, Frank Julian -Treasurer, Steve Bregman - Director
Betsy Ferrer, Transcriptionist
Notice of meeting was posted in accordance with Florida statutes, via email and posted in Vantaca

III. APPROVAL OF MINUTES – 2 min (March 10, 2025)

Bob Weinstock made a motion to approve March 10th, 2026, Board of Directors meeting minutes as submitted, Steve Bregman second the motion. **All in favor, motion passed.**

a. President

Per David Jacobs- Proposal \$3375 from Red Tree - tabled from last month to add sod along the sidewalk to prevent mulch from sliding off the edge. Bob Weinstock made a motion to discuss, David Jacobs seconded the motion, proposal was not available, it was tabled for next month to further clarify how and where the sod will be installed to prevent the mulch and pine bark from spilling into the sidewalk, CAM will reach out to Red Tree to obtain a copy.

Gulfwind property – drainage issue, concern that homeowner made has built property out in the back without county or ARC approval- BOD will investigate.

Kingbird property – Discuss Vote to move to pre-trial to the Association’s attorney. Will discuss under Violations.

Park light that is out has been reported to TECO

Red Tree payment delayed \$2200 – has been approved to pay, PCS will reimburse.

Pond #54 Krueger has placed a sample of broken concrete on the edge around the Blvd, due to erosion problem.

Reminder of Yard sale this coming Saturday.

b. Treasurer

Frank Julian provided, financials are good at 90% of revenue. Frank Julian made a motion to send a NOLA to all \$220 and over (not currently on a payment plan) for outstanding balances on their maintenance/assessment. Bob Weinstock seconded the motion. **All in Favor. Motion Carried.**

Treasurer will be looking at the reserve study and will present a proposal within 2 or 3 months regarding the mailboxes and the monument.

c. Management

Samantha Morfa, CAM will be at the association on Thursday, April 16th.

Violations:

House on Kingbird with the Roof Tarp – Steve Bregman made a motion to have attorney pursue legally; Bob Weinstock seconded the motion. **All in Favor. Motion Carried.**

CAM will contact John Ellis to prepare and send a pre-Suit mediation letter.

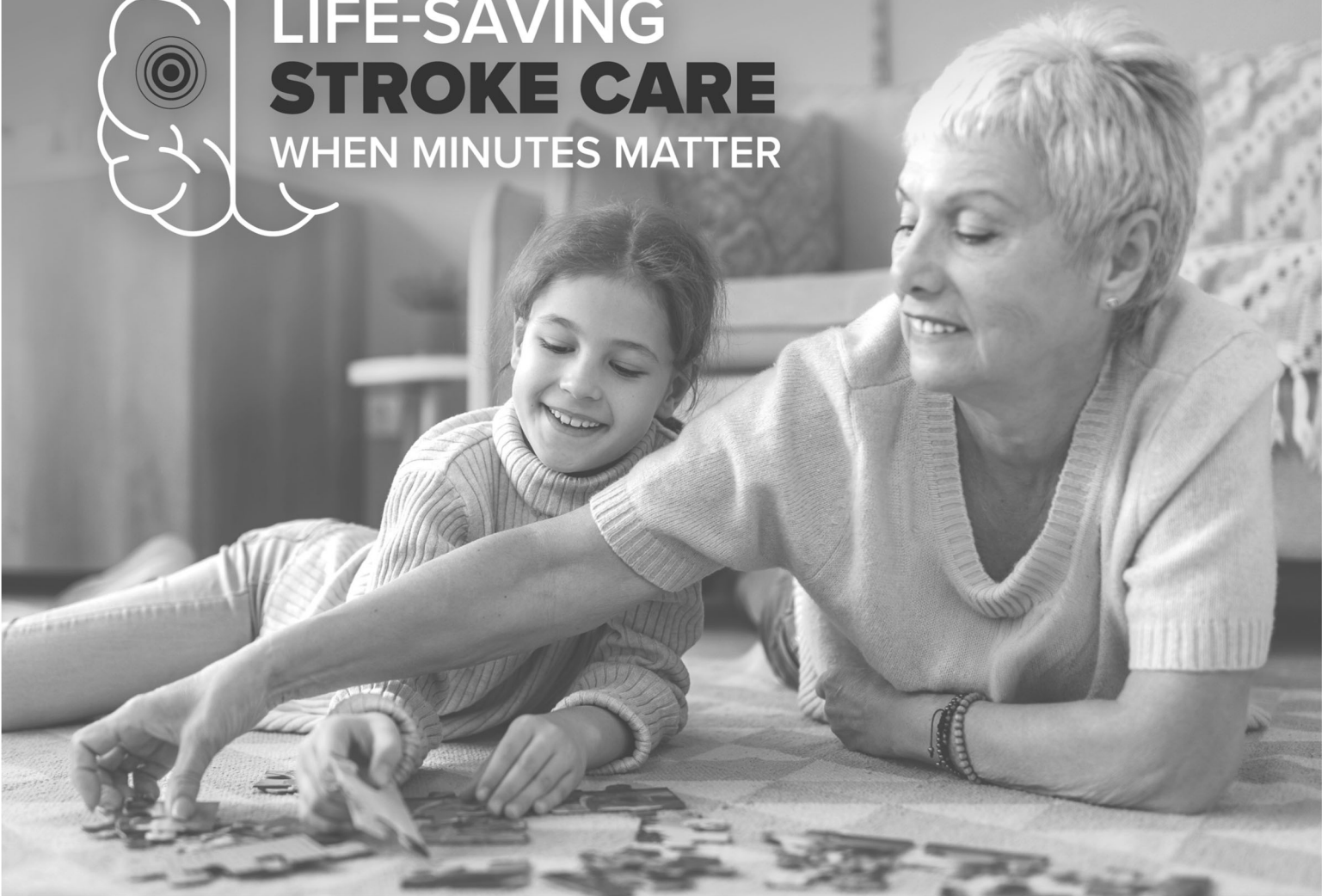
Property on Gulfwind – will be addressed with the attorney, removed their sod and installed pavers in the backyard and is causing drainage problems with their neighbors. Bob Weinstock made a motion to have attorney pursued, David Jacobs, seconded the motion. **All in favor. Motion Carried.**

Bob Weinstock brought up the continue use of the back gate by a resident, CAM advised that a time stamp picture is needed to send a violation letter.

Continued on page 7



LIFE-SAVING STROKE CARE WHEN MINUTES MATTER



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Commission









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Association
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-  Arm Weakness
-  Speech Difficulty
-  Time to Call 911

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Board of Directors Meeting Continued...

d. Committee Reports:

1. Architectural Report: N/A

Samantha Morfa reminded everyone that the deadline for Tracer submissions is due on or before the 20th of the month, preferably a week prior.

VII. OLD BUSINESS A. Pond Report – 2 min. Samantha Morfa provided Pond report with the Agenda to the BOD. Facebook Page for the Association, CAM recommends keeping it separate from the BOD.

VIII. NEW BUSINESS A. Landscape Irrigation Control Replacement Upgrade

David Jacobs made a motion to approve the proposal, \$6733.98 – 3 new controllers via cellular date @ \$720 per year cellular cost from Red Tree. Bob Weinstock seconded the motion. **All in Favor. Motion carried.**

Frank Julian made a motion to pay for the above proposal for the 3 controllers directly from the Reserve account, Bob Weinstock seconded the motion. **All In Favor. Motion Carried.**

Samanta Morfa made a motion for the Ratification of the Swift Mud mandatory inspection proposal, David Jacobs made a motion to approve, Frank Julian seconded the motion. **All in Favor. Motion carried.**

Swift Mud had permits from when the Association was Built, to obtain the updated permits an inspection is needed every 4 years which was due back in 2022; An Inspection is needed which is required of all 18 ponds. 3 Permits are needed that will meet the 2027 deadline, Rhonda Blakeman contacted Kinney Engineering, and their proposal was the least expensive.

David Jacobs made a motion to approve the \$4500 proposal to complete the inspections, Bob Weinstock seconded the motion. **All in Favor. Motion carried.**

Steve Bregmand Made motion to write off any balances under \$10, Frank Julian seconded the motion. **All in Favor. Motion Carried.** Steve Bregman commented on all the damaged signage that will need to be replaced. CAM will contact the sign company for new signs proposal.

It is now procedure that any after-hours calls regarding fishing on pond reports will go to Greenacre Properties on-call contact directly, going forward the BOD will not be contacted and will not meet with the trespasser due to insurance requirements.

IX. HOMEOWNER COMMENTS – N/A

NEXT MEETING – May 12th, 2025 @ 6:00 PM via Zoom.

X. ADJOURNMENT There being no further business to come before the Board, David Jacobs made a motion to adjourn at 7:01 PM, motion was seconded by Bob Weinstock. All in favor, motion passed, meeting adjourned.

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What We Do

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