



COMMUNITY NEWSLETTER FOR CALUSA TRACE

AUGUST 2026



SWFMWD Pond inspections

Kruger Contracting, Inc. proposal for \$6,850 to repair the ponds identified in the SWMWD report was approved. A second proposal from Environmental Solutions for \$1,400 was not considered acceptable.

Van Dyke Outlet/lighting replacements

Accurate LED contract for \$1,875 was approved to replace outlets and add the correct mount to prevent water intrusion. The current mounts were never intended to be used with outlets. The current single light at each tree will remain.

The proposal from Mighty Lights for \$4,775 to add Low Voltage color LED lighting was considered as an option. This option would have two color lights at each tree and with a controller to allow various light color changes. The major concern beside expense is who would be in control of the remote to change the colors and design and would this be to distracting for drivers. This option may be considered later should homeowners request it.

Irrigation

Irrigation at Calusa Trace Park. Red Tree's proposal to the county adding and replacing the irrigation along Calusa Trace Blvd at Calusa Park was accepted.

Currently waiting on the sidewalk to be replaced before starting with this installation.

Sewerline project

Sewerline construction is coming to a close but none too soon from an unwanted burden to the HOA, Red Tree and Greenacre Property Management are concerned. The countless work vehicles parking on the Blvd grass destroying irrigation rotors and making huge ruts in the sod, will not be missed. As a wise man once told me: "This too shall pass!"

Records inspection Resolution

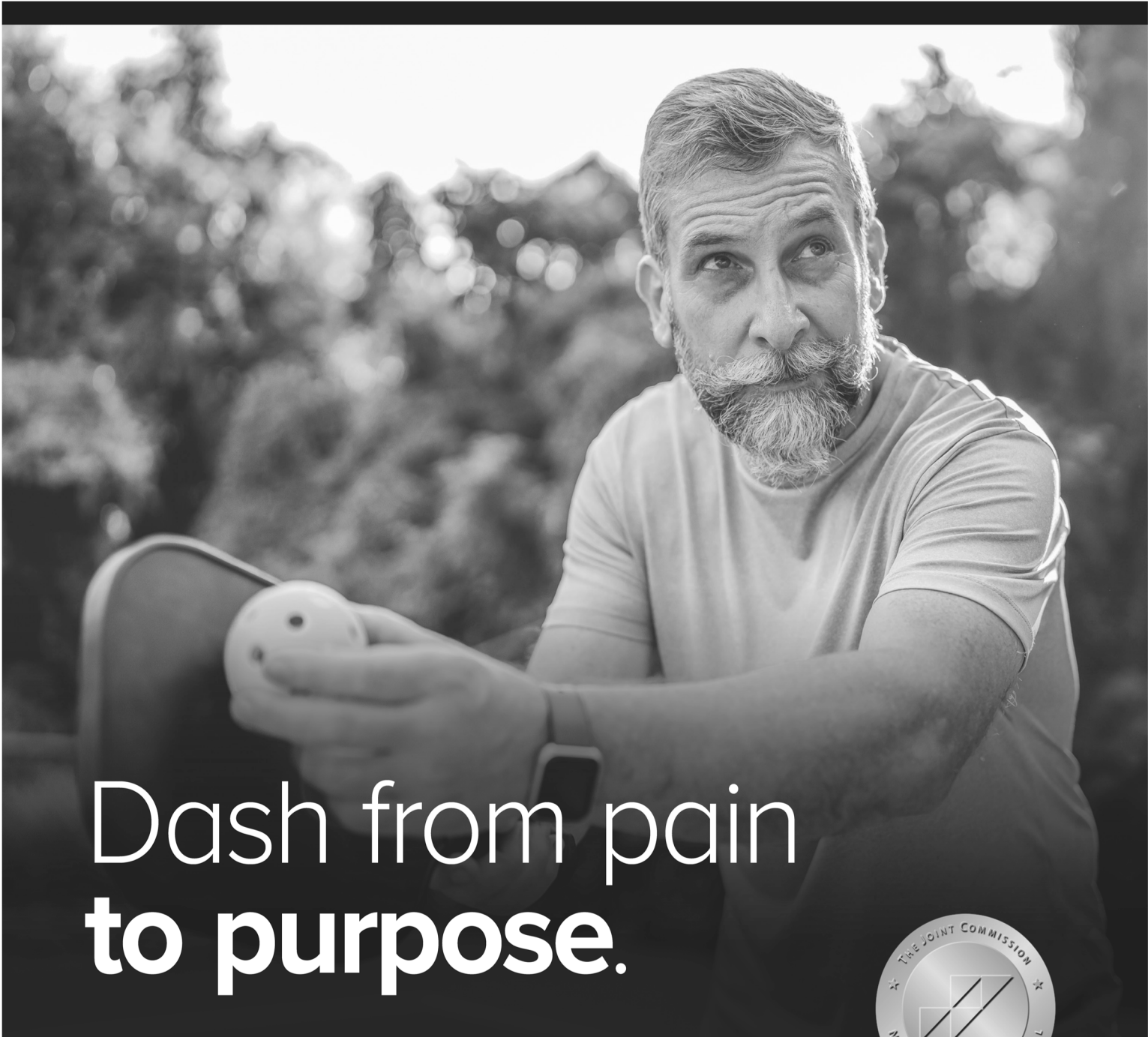
Board approved the updated records request and inspection rules.

Time to check your trees for overhanging limbs

Tree Trimming Rules – State of Florida
Branches and roots frequently extend across property lines. Whether branches or roots from a tree on an adjacent property are the responsibility of the landowner whose property holds the tree, or of the landowner whose property has the branches overhang or roots encroach, depends upon the branches or roots themselves. If the branches or roots are healthy, then the landowner with the tree located on his or her property is not liable for damage caused by those branches or roots. The adjoining landowner may, at his or her own expense, trim back the branches or roots as he or she desires up to the property line. If the branches are dead, however, then the landowner with the tree located on his or

her property may be responsible, and could be liable for damages caused by the branches. 1 Fla. Jur. 2d Adjoining Landowners § 8 (2022). In *Scott v. McCarty*, 41 So.3d 989 (Fla. 4th DCA 2010), a property owner brought action against a neighbor alleging that overhanging branches and roots from the neighbor's tree caused damage to his property. The court affirmed the trial court's dismissal with prejudice of appellant's complaint for damages. The court's decision was based on *Gallo v. Heller*, 512 So.2d 215, 216 (Fla. 3d DCA 1987), which explained the common law rule: "[A] possessor of land is not liable to persons outside the land for a nuisance resulting from trees and natural vegetation growing on the land. The adjoining property owner to such a nuisance, however, is privileged to trim back, at the adjoining owner's own expense, any encroaching tree roots or branches and other vegetation which has grown onto his property." *Scott*, 41 So.3d at 989 (quoting *Gallo*, 512 So.2d at 216)





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Calusa Trace HOA Board of Directors

Directors

David Jacobs, President
 Bob Weinstock, Vice-President
 Frank Julian, Treasurer
 Bob Nagel, Secretary
 Steve Bregman, 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.



**Calusa Trace
Board**

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



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.

**Calusa Trace
ARC**

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.

August 27
September 24
October 22
November 19
December 17

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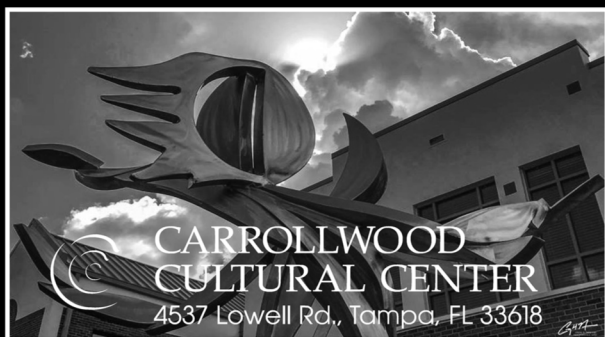
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FARMER'S MARKET

August 8 • 10 am - 2 pm
Presented by Tampa Bay Markets



THE MUSIC OF DUKE ELLINGTON & COUNT BASIE

August 8 • 7:30 pm



AUGUST 22 / 7:30 P.M.

AUGUST 23 / 2 P.M.

\$5 TICKETS!

Before Skynet and the Clone Wars, Karel Capek's *R.U.R.* (*Rossum's Universal Robots*) was written prior to the existence of the sci-fi melodrama genre.

Find out what happens when robots replace tasks that humans consider menial in this staged reading.



SOUTH OF THE BORDER

September 12 • 7:30 pm
A tribute to Tijuana Brass



BIG BAND & DANCING

September 26 • 7:30 pm



THE MUSIC OF JOHN COLTRANE

September 19 • 7:30 pm



JAZZ WITH JIM

October 2 • 7:30 pm

IN THE GALLERY



This summer's main exhibit, *Inspired to Create: One Exhibition. 6 Artists.*, is a photography show featuring a group of local artists highlighting their collective effort while meeting the individual styles. (thru August 29)

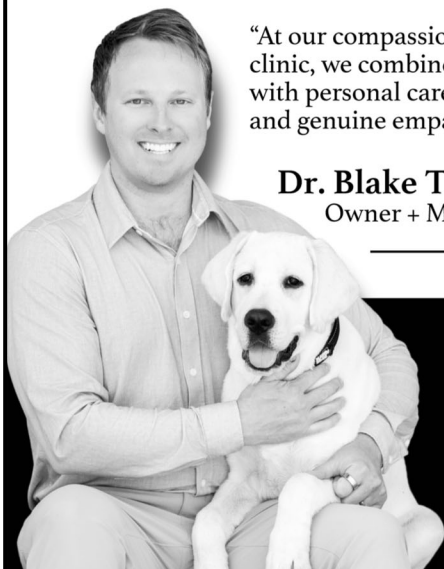
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Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and
Community Leader



**Calusa Trace Master Association
Board of Directors
Meeting, June 9th, 2026
6:00 PM-Via Zoom
MEETING MINUTES**

I. CALL TO ORDER

Samantha Morfa, Community Association Manager, called the Calusa Trace Master Association Board of Directors meeting to order at 6:03 PM via Zoom teleconference.

Notice of Meeting: Notice of meeting was posted 48 hours prior to meeting in accordance with Florida statutes, via email and posted in Vantaca

II. ROLL CALL Director's Present

David Jacobs -President	Bob Nagel - Secretary
Bob Weinstock – Vice President	Aaron Barton – ARC Committee
Frank Julian -Treasurer	Steve Bregman – Director
Betsy Ferrer, Transcriptionist	Samantha Morfa - CAM

III. APPROVAL OF MINUTES:

David Jacobs made a motion to approve May 12th, 2026, Board of Directors meeting minutes as submitted, Frank Julian, second the motion. **All in favor, motion passed.**

IV. REPORTS:

a. President, David Jacobs – Van Dyke power box will reach out to Brandon Electric.

b. Treasurer, Frank Julian - provided the financial report to the Board Members via email. 95% of revenue has been received, surplus currently 2-month reserve. Controller invoices are now under reserve.

c. Management, Samantha Morfa, CAM – Violations going out for weeds, landscape and will start violations for dead palm trees frond and palm tree trimming that was previously froze by OLM, once Hillsborough County lift the drought on 7/1/26, homeowners will get power wash violation of driveways. A few homes located on Calusa Trace received violations for fence, one being a second notice on a wood fence that needs to be fixed or replaced.

CAM has receive several phone calls from homeowners asking for vendor referrals; currently there is no list that with vendors information but if those homeowners that have used any vendor and are satisfy with their services can provide the information to the CAM and she will keep a list going forward for those wanting a vendor referral that way is a neighbor to neighbor and not directly from the Community Manager herself.

Violations Update:

d. Committee Reports:

1. Architectural Report: As of 5/21/26 – 6 ARC forms received and 1 Notice of Completion, 5 ARC applications were approved, one denied pending more information and the Notice of Completion was approved. (2-fence, 1-landscaping, 2 paint request) (NOC- Window upgrade)

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

VII. OLD BUSINESS

A. Pond Report: including in the board package.

Water levels are low, and the contractor is currently working on pond maintenance will update if anything needs to be addressed.

B. Van Dyke Landscaping Discussion

Area is protected by the County, Krueger has shown the maps, and it is conservation area. Board has decided to hold further discussion. Bushes in front of the park by the pump, Bob Nagel made a comment that after he reviewed the Red Tree proposal that included 38 Viburnum bushes but did not provide a location of where the bushes were going to be planted. Mr. Nagle recommends a more detailed quote with just the partial part that faces the North and omits the Westside that faces the wooden area. Per David Jacobs the bushes cannot encroach and will need to be planted at least 2 feet from the fence. Bob Weinstock raises the question of the additional funds being spent and having to add irrigation will incur more spending. David Jacob made a motion to tabled the discussion on the bushes until the next meeting and to table the discussion of the Van Dyke landscaping until further notice, Bob Weinstock seconded the motion. All in Favor, Motion carried.

VIII. NEW BUSINESS

A. Landscape Control Replacement Upgrade

1. Red Tree Irrigation Proposal dated 5/29/26 € of \$1878.32:

Re-installation and extension of irrigation Zone #1 to restore proper coverage and ensure the area remains healthy and visually appealing; including materials, labor, miscellaneous parts, fittings & supplies.

2. Red Tree Irrigation Proposal dated 6/1/26 € of \$4247.08:

Re-installation and extension of irrigation Zone #8, to prevent further deterioration, protect the existing turf investment, and maintain the overall appearance and quality standards of the community; includes materials, labor, miscellaneous parts, fittings & supplies. Bob Weinstock stated that the zone belongs to the Hospital not to Calusa Trace HOA. David Jacobs made a motion to tabled both proposals until County can provide approval that they will repair and for Red Tree to provide a new proposal with better description. Bob Weinstock seconded the motion. All in favor, motion carried.

3. Both Kruger and Environmental Solutions to provide a quote for the ponds, the pipes and all materials/labor and if the Board decides a third quote can be obtained from Cross Creek. Kinney Engineering ask for the extension until August for the repairs, but if not done by August an extension from SFWMD will be requested.

4. Annual Meeting at All Saints Church application has been sent to book the meeting.

IX. HOMEOWNER COMMENTS

Nancy Hayes– lift station pump on Van Dyke will like to see the landscape project completed and for the county to install an inclusion fence with just a few bushes to grow around it; she stated that there should be no need to install irrigation on that area.

NEXT MEETING – July 14th, 2029 @ 6:00 PM via Zoom. Rhonda Blakeman will cover for Samantha Morfa.

X. ADJOURNMENT

There being no further business to come before the Board, David Jacobs made a motion to adjourn at 6:36 PM, and the motion was seconded by Frank Julian. **All in favor, motion passed, meeting adjourned.**

Respectfully submitted for the Secretary by Betsy Ferrer.



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