

COMMUNITY NEWSLETTER FOR

CALUSA TRACE

NOVEMBER 2026

PRESIDENT REMARKS

Dale Mabry Monuments
Dale Mabry monuments have been pressure washed, sealed and repainted. The contractor, Kruger Construction was also the contractor that build the monuments. There were some stains and algae but now they both look beautiful again. You will notice from time to time the flowering plants are changed out to add color and a nicer appearance. This is done by Red Tree as part of their contract.

New Signs
There were several new signs added on Calusa Trace Blvd. At Van Dyke a new sign warning large trucks are not allowed to cut though Calusa Trace. In addition, two signs cautioning drivers of wild life present on the Blvd.

Pond Updates
The SWFMWD inspections identified a number of areas that need attention. A contract was approved by the board last month to complete this work. However, the ponds water level is too high to complete this work. Once they recede this work will be done.

Let's remember that these ponds are the lifeblood of the drainage system in Calusa Trace and they are regulated by SWFMWD. Therefore, keeping the drainage system working is vital to keeping from having flooding in Calusa Trace.

Board contracts review:
Big Buzz website annual contract approved for $1497

Tampa Lighting – Christmas Lights
Lighting for Dale Mabry Monuments $4000 was approved. The Van Dyke lights for $2000 was declined since the lights currently there are still working. The replacement outlets solved that issue. There are other lighting possibilities that should be fully investigated for Van Dyke besides Christmas lights. There would be a large initial expense but LED color lights that can be adjusted for the occasion would be something that really make the Van Dyke Island look professional. Initial expense is estimated at $6,000 but the current Christmas lights if replaced are $2000. Just trying to improve the Van Dyke entrance.

Red Tree all declined until board receives further information
1. Remove declining palms corner of Avocet and Calusa Trac Blvd $2,475
2. Remove dead Maple at wood line. $800
3. Prune limbs Chinese Tallow along wood line $1200

ARC Approval
Please be aware of the rules contained in the ARC agreement which all homeowners agreed to follow when they purchased their property in Calusa Trace. If you do not have a copy of the rules, you can download one from the portal(https:// home.greenacre.com/dashboard) or contact Greenacre Properties at 813-600-1100 to obtain a hard copy.

To be safe, if you are planning any type of change to the outside of your property, (including but not limited to, window/door/ garage door replacement, roofing, exterior paint, outdoor lighting, fencing, etc) assume it requires an ARC Committee approval **before** proceeding with any changes. Failure to do so may result in a violation of ARC rules and guidelines.



Per Florida Statute 316.1945, it is illegal to stand or park a vehicle within 30 feet upon the approach to any stop sign, flashing signal, or traffic control signal located at the side of a roadway. Please remember to keep space for all moving traffic at the stop signs when parking on the street or waiting for the school buses with your children.




ARE YOU PREPARED?
Ask us about 0% financing
Are you prepared for hurricane season?
Let Storm Pro Window and Door help you.
Up to $1,000 OFF your purchase.
STORM PRO
WINDOW AND DOOR
40345 US-HWY 19N, Tarpon Springs, FL 34689
813-749-6051
www.stormprowindow-door.com
CRC1334277

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

zoom

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.

November 19
December 17



Refer an Advertiser - Get Rewarded!

Know someone who wants to promote their business? Send them our way!
If they place an ad with us in the community newsletters, you will receive $25.00 as a thank you.
Start referring today—it's easy money! Email IKarepublishing@gmail.com
Advertiser must place ad for a minimum of 2 issues

PROTECT WHAT MATTERS MOST

HAVE A FILTER, OR BE THE FILTER

- Reduce micro-plastics
- Remove Chlorhine
- Better health (skin & hair)
- Longer lasting plumbing
- And More



one green FILTER

"For my family, peace of mind starts with pure water. Trust One Green Filter."

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





More information contact as :

813.324.1270
OneGreenFilter.com

Free R.O. drinking filter

*With the purchase of a whole house filter. Not to be combined with any other offer

First year salt delivery free! (A $595 value)

*With the purchase of a whole house filter. Not to be combined with any other offer

tampa dental wellness
of westchase & carrollwood

Creating beautiful smiles in Tampa Bay since 1995



Amy Creech-Gionis, DMD

- Comprehensive dental care for the whole family.
- We secure loose dentures with implants.
- Smile makeovers with beautiful porcelain veneers
- Sedation options for anxious patients.

Now Welcoming New Patients

tampadentalwellness.com

Westchase Location
11321 Countryway Blvd
Tampa, FL 33626
813•855•2273

Carrollwood Location
11123 N Dale Mabry
Tampa, FL 33618
813•265•2273

CONCIERGE
FINANCIAL ORGANIZATION
ADDING CLARITY TO YOUR LIFE



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.

Ruth E. "Robin" Delaney
CFP®, CLU, ChFC

813-374-9676 x 1010
robin@ourcfoteam.com

1511 N. West Shore Blvd. Ste 1100
Tampa, FL. 33607

Securities and Investment Advisory Services offered through **Osaic Wealth, Inc**, member FINRA/SIPC. **Osaic Wealth** is separately owned and other entities and/or marketing names, products or services referenced here are independent of **Osaic Wealth**. 813-374-9676.

Support Your Community Newsletter! Do you look forward to receiving our community newsletter every month?

It's a great way to stay informed about neighborhood news, upcoming events, important updates, and local happenings. We'd love to help showcase your business. Do you own a business or know someone who does? Consider advertising in our newsletter! It's an affordable way to reach your neighbors while supporting a publication that benefits our entire community.

Your advertisement helps us keep the newsletter free for all residents while giving your business valuable exposure to hundreds of local households.

If you're interested in advertising or would like more information, please contact Kim at 813-991-7843 ikarepublishing@gmail.com.

Calusa Trace Master Association Board of Directors Meeting
September 8th, 2026

MEETING MINUTES

I. CALL TO ORDER

Samantha Morfa, Community Association Manager, called the Calusa Trace Master Association Board of Directors meeting to order at 6:00 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 Weinstock – Vice President, Frank Julian -Treasurer
Steve Bregman – Director.Absent: Bob Nagel - Secretary
Staff Present: Samantha Morfa - CAM, Betsy Ferrer, Transcriptionist

III. APPROVAL OF MINUTES: Bob Weinstock made a motion to approve August 11th, 2026, Board of Directors meeting minutes as submitted, David Jacobs, second the motion. All in favor, motion passed.

IV. REPORTS: a. President's Report: per David Jacob, Van Dyke lights working great since the outlet was changed.

b. Treasurer Frank Julian – Financials are strong, treasurer was able to claim underrun from the insurance making the surplus around $9,000 staying conservative, at the end of the year the association expects a surplus between $15,000 and $20,000. c. Management- included with the email agenda and board packet. Samantha Morfa –First notice of the annual November annual meeting has gone out. Notice of Intent is due by end of September and then the second notice will go out with the draft 2027 budget. Later in the agenda there will be a discussion regarding attorney fees on homeowners for legal enforcement; this was outlined in the documents and the board reached out to legal counsel to implement it correctly.

Violations Update: None currently for legal. Water restrictions will be lifted as of October 1st by Hillsborough County, after that date, violations will go out for power washing of houses, fences and driveways along with dried/dead plants, weeds. The next ride-along will be on the 24th.

Daniel from ClearVue reached out regarding Red Tree access points maintenance. Red Tree responded and those were service last week.

d. Committee Reports: 1. Architectural Report: per Odalys Sanchez Carter, ARC committee met on 8/27/26, there were 6 out 5 applications that were approved and one denied for information regarding the type of windows as it need to be 25% glass and hurricane impact; homeowner at 18507 Kingsbury has received the response of what is needed.

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. President will include Bob Nagel on the emails to Cherice for the Newsletter preparation. A disclosure will be included going forward that states information in the newsletter is current as the day it's published.

VII. OLD BUSINESS: Pond Report: included in the board package.

Management report acknowledge that Daniel could not access some points on the pond due to encroachment and Red Tree was notified to add to their punch list for the service last week; CAM will verify during the ride-along if it continues to be an issue.

SWFMWD Inspection Pond Repair Update: Discussed during the last meeting that some additional ponds that were brought to light were not on the Calusa Trace permit and it was still with the developer, when the engineer pulled the permit for the pond it did not show. Kinney Engineering was contracted to inspect the ponds that were put on the permit by SWFMWD and that permit was received as of last Friday; Board has received a copy. Krueger has not been able to repair some items that Kinney Engineering brought up on their first inspection report due to the water increasing in the ponds, so an extension was granted.

Irrigation project at the park – Bob Weinstock requested an update on the irrigation project; David Jacobs – Red Tree was coordinating with the County; he will follow via email to Irrigation Support – David Jacobs sent a reminder to Dave Lucadano that there is a cut off for payment.

VIII. NEW BUSINESS Ratify – ClearVue proposal for the Hydrilla to be shared between Calusa Condos and Calusa Trace (Calusa exposure is $1819 sent via invoice to each) Bob Weinstock made a motion to ratify the approval of the proposal; Frank Julian seconded the motion. All in favor, motion carried.

Maintenance and Clean Up at the Dale Mabry entrance monument. There are two proposals included in the board packet, one from Krueger and one from Carlson Construction. Bob Weinstock made a motion to the board to approve the Krueger proposal (maintenance occurs every 3 years); Frank Julian seconded the motion. All in favor. Motion carried. Per Treasurer to CAM, please note that funds are to be taken out of the Reserves account and also the CAM to reach out to Krueger to provide before and after pictures. All four members of the board present voted to approve the funds to be taken out of the Reserves.

Legal violation enforcement. When an account is sent to the association's attorney after a 1st, then 2nd notice of a violation, in the past the association was absorbing any attorney's fees related to the fining when the 2nd notice expired. Going forward the 2nd notice letter will include the verbiage to make the homeowner aware that attorney fees will be incur once the file is escalated; prior to that the board will approve the violations that are being escalated to the attorney at their meeting to vote on; the attorney/legal fees will not be imposed until the violation is cleared/resolved/closed then the attorney will provide an invoice for the services costs associated with the violation(s) to be posted on the property owner's ledger after the board reviews and approved prior to the attorney closing the file. The approval will be documented in minutes and then the Community Manager will provide Greenacre Properties, Inc. with the list of fees to be posted. The Board would like to table and discuss further with legal counsel. CAM will reach out if attorney will consider the question on the procedure as an initial consultation at no cost or what could be the cost of meeting with the attorney. 4302 Gulf winds – County Hearing: President is pending the attorney's response if a HOA Board member should be present at the hearing.

Budget Discussion: Treasurer proposed that next year (2027) maintenance to be $655, instead of $654.92; CAM will make the changes. Per recommendations made to the treasurer, the association should start with $47,000 and then increase by 3 percent each year. Storm damage cleanup was raised by $4,000; the final goal is to have enough surplus in the operating account. CAM will wait for Frank Julian to allocate the $.08 cents and then forward the update.

IX. HOMEOWNER COMMENTS – (limited to 3 minutes per Homeowner) – Greg Wilson (Canary Ln) – Asked David Jacobs if he had similar situations regarding violations turned over to attorney for collections and the handling of legal fees on today's meeting; per the Board President, the experience he had involves larger HOA's located in Pasco County with gated community that does not really compare to the Calusa Trace HOA situation, the one he has experienced usually gets a violation and it is taken care of after the 1st notice is received and those that are turned over to the attorney, the fees are posted to the ledger once the attorney closes their file because their rules and declarations are straightforward; their declarations simply states that the homeowner is responsible for any legal violation enforcement, any fees pertaining to legal violation enforcement.

Yadira Suarez Pita (4302 Gulfwinds Dr) – Per the homeowner explanation she has email the Community Manager a diagram that includes the addition to their property with the setback line, per the homeowner the addition does not face any neighbor, it faces the street and feels that it was completed under compliance except the two areas marked in the diagram provided which is the exemption they have requested; according to the property owner any neighbor or Board member can oppose to their request made to the county but they noted that the two areas out of compliance are minimum. Homeowner referred to emails with pictures enclosed asking about the site plan and trench drain; she was seeking a Yes or No answer to her email questions and whether she had approval to submit the engineering plan on or before Dec. 10th, 2026 – CAM replied to the homeowner explaining that at the meeting she cannot provide a Yes or No answer or actually discuss the current situation; the Homeowner has the opportunity to present her concerns, but the Board needs to time to review and then they can provide a response and either request additional information or clarification after it has been reviewed. Per the Board, they had forwarded the information to the Association's attorney due to the violation status all the communication should be between the homeowner and the attorney directly. Homeowner also brought up multiple violations regarding a commercial vehicle in the property, both the Community Manager and the Board reminded the homeowner of the rules, regulations and covenants of Calusa Trace Homeowner's Association. Homeowner brough up a new FL statue citing that it applied to their current situation but were reminded that the prior statue covenant of 1993 trumps any new status per the attorney response to the board.

Homeowner questioned the violation letters and the pictures needing to have a stamp with the date and time, which the CAM explain it is included in the picture on the violation and explain the process. Homeowner also states receiving 3 violations that did not belong to her property, CAM explain that those violations were done when she was out of the office and would investigate to see if those were sent to the incorrect address and will close if needed, but again explained to the homeowner that she was out of the office the first 3 months of the year and when the homeowner called she did not have the emails as she was not copy on the homeowner's communication and would need to investigate to be able to provide an answer. Next meeting Oct 13th, 2026 @ 6:00 PM via Zoom. .



LIVE AT THE CENTER

■ THINGS TO DO

(813) 922-8167 • CarrollwoodCenter.org



Jazz WITH JIM

HORNS & HALOS
November 1 • 2 pm
Cypress Creek Jazz Band & Tampa Spiritual Ensemble

THE JAZZ DIRECTIONS
November 6 • 7:30 pm

Holiday Trees
Display & Auction



A HOLIDAY TRADITION!
November 6 - December 13
During Operating Hours; Free Admission

PIANIST FRANZ MANTINI
November 14 • 7 pm
Haydn, Schubert & Liszt





'27 CLASS REGISTRATION OPENS
November 18 • 10 am
Member registration will open on Nov. 13

IMPROV SHOW
November 20 • 7 pm
with Tampa Metropolitan Improv

IN THE GALLERY

Student, Faculty & Member Show presented by The Gallery; Artwork by Edgar Carabio, Mahogany Kids Fine Arts Foundation, *Liberated Primate* by Mathew McCabe; *Give Thanks, Give Back: A Charity Exhibit* by Hanna Rachocka (online)

Join us for the art reception on November 13 at 5:30 p.m.!

DISCOVER

Have a Jolly Time!

Carrollwood Village Phases II & III present

HOLIDAY Village

Carrollwood Village

DECEMBER 5
11 a.m. - 6 p.m.

Holiday Village is a family-friendly event featuring holiday-themed crafts, activities, food trucks, music, decorations, pictures with Santa, and more!

Enjoy live entertainment with Ted and the Doo Shots, New Horizons, Music Box, the Carrollwood Winds and the Carrollwood Commiunity Chorus!

PHASES II & III

(Free Admission & Parking)

CARROLLWOOD
CULTURAL CENTER



Expert Digestive Care for Lasting Relief

Heartburn, also known as acid reflux, can happen from time to time. But when it becomes frequent, it may be gastroesophageal reflux disease (GERD), a condition that can affect your esophagus, teeth, voice box and lungs.

At AdventHealth, our digestive specialists use advanced diagnostics to understand what's causing your symptoms and create a personalized plan for relief — so you can get back to enjoying life's simple pleasures.

Take our free GERD assessment today.

RefluxExperts.com

AdventHealth
Carrollwood

4427758117

Ikarepublishing Inc.
www.ikarepublishing.com

PRSRT STD
US POSTAGE
PAID
TAMPA FL
PERMIT NO. 919



