



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES**

January 29, 2018

- I. CALL TO ORDER/ROLL:** President Woltmann called the monthly meeting of the Carrollwood Village Homeowners Association Board of Directors to order at 7:00 p.m. on Monday, January 29, 2018 at the Carrollwood Cultural Center.

Directors Present

Diana Rao
Lindsey Fowkes
Jennifer Grebenschikoff
Dick Woltmann
Susan Baxter Gibson
Scott Thomas
Steve Shirley
Steve Myers

Directors Absent

Michael Thornton

Guests

Van Chandler, GPI
Scott Ehlers, Golf Crest
Sharon Richards, Monaco Gardens
Debra Roney, Whisper Sound
Unknown Guest (Late)

- II. APPROVE MINUTES OF PREVIOUS MEETING:**

The Board meeting minutes for November 27, 2017 were approved as written on A MOTION made first by Treasurer/Secretary Grebenschikoff and seconded by Vice President Rao; approved unanimously.

- III. PRESENTATIONS:** Director Shirley presented the Board with a recap of 2017 events. Highlighted items of discussion included the HCSO using License Plate Reader technology, the current status of the clock installation proposed for a median installation, etc.

- IV. UNFINISHED BUSINESS:**

A. Collaborative Labs: Strategic Planning Session: President Woltmann indicated that the session has been scheduled for March 24, 2018 from 9:00am to 3:00pm. There will be fifty (50) people from Carrollwood Village with five (5) unrelated (i.e. Carrollwood Country Club, Carrollwood Cultural Center, etc.). Perhaps The Associations can have a bus transport for all participants. Collaborative Labs is unaware of any HOA ever doing a strategy session.

B. Update Board on Memorandum of Understanding: The Communications Committee is represented by one Director from each Board. Some of the details worked out are: 48 hours approval for anything posting to the website / 24 hours approval for social media. Director Fowkes has approval authority for Phase I; Vice President Madhosingh for Phase II and Treasurer Fernandez for Phase III. Phase II has a small newsletter to their membership. Phases I and III hope to start their electronic newsletter March 2018.



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IV. UNFINISHED BUSINESS:

- C. Rental Restrictions Survey Results/Discussion:** Per the Association's attorney, the Board will need to notify the membership fourteen (14) days prior to the Board meeting indicating on the notice that the Board is making a change to implement rental restrictions. The results of the mailed survey yielded 234 total responses and of that approximately two-thirds (2/3) want a rental restriction of some sort as follows: 55 desire a one (1) year; 105 desire a two (2) year and 74 desire no minimum.
- D. Update Board on 3909 Northampton Way:** Director Shirley indicated that the home was bought for \$360,300. The new owners understand that they must submit approvals for any exterior changes via the architectural review process.
- E. Update the Board on 4105 Carrollwood Village Dr:** Treasurer/Secretary Grebenschikoff sent out an update to Mr. McMurtry of 4104 Carrollwood Village Drive about the roof, driveway, interior and exterior work being done. February will be tile work, counters and cabinets. Javic Homes believes they can have the project finished by March 2018.
- F. Update the Board on Upcoming FRC Meeting:** Van Chandler presented the Board with one (1) homeowner who has not brought their property up to the community standards as adopted by the Board of Directors at their February 27, 2017 meeting. The following homeowner received the Fining Notification Letter:
- 1). Denisco, John of 13822 Cypress Village Circle for
- a) Vehicles/Boat/Trailer/RV (Community Std. 4.01).
- Discussion ensued about a course of action against the non-compliant homeowner. On a MOTION made by Director Shirley the BOARD hereby levies a fine of \$1,000 [computed at \$100 per day from November 6, 2017 through January 29, 2018, but continuing and increasing hereafter at the same per diem rate until the date such violation is cured] against
- 1). Denisco, John ("Owner") with respect to the property at 13822 Cypress Village Circle pending confirmation by the Fining Review Committee, the Board imposes said fine on the Owner and Property. If confirmed by the Fine Review Committee, said fine shall automatically be imposed against the Owner and Property without further action by the Board. This was seconded by Director Thomas; approved unanimously.

V. NEW BUSINESS:

- A. Reengagement of Florida Highway Patrol:** A MOTION to approve and authorize the expenditure for additional insurance premium of \$30,000 to cover the Association for utilizing armed police to patrol for speeders and to engage FHP for the remainder of 2018 was made first by Director Thomas and seconded by Director Baxter-Gibson; approved unanimously.



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V. NEW BUSINESS:

- B. Approve Letter to Membership on Community Standards:** A MOTION to approve the letter to the membership (see below) on the newly revised community standards (December 2017) was made first by Treasurer/Secretary Grebenschikoff and seconded by Director Thomas; approved unanimously.

March 22, 2018

Dear Phase I Homeowner,

In order to streamline all of the various sub-division covenants, conditions and restrictions CCRs (deed restrictions) within the Master Association, in 2017 your Board of Directors worked with our Association attorneys to craft a common sense and consistent set of "community standards" that will work all across our Phase. These community standards are outlined and included in your 2018 assessment packet. At your convenience, please peruse through these standards to familiarize yourself with the content and expectations of each homeowner going forward. This set of standards, which was adopted in 2017 and amended December 2017, is helping the Board to fulfill its primary function, which is to protect and promote property values for all of its members. In addition, in 2017 the Board implemented the ability to fine homeowners who do not comply with the adopted standards (after two mailed letters asking the homeowner to remedy the violation). This ability was granted to all homeowner associations throughout Florida by the Florida Legislature. In a perfect world, it would be our hope that the Board would not have to levy a fine on any homeowner, but sadly in this day and age, we are constantly dealing with some homeowners who refuse to adhere to our community standards.

Your Board of Directors takes its responsibility to protect and promote your property values very seriously. Our desire is that all members will do their part to collectively keep Carrollwood Village a very desirable and aesthetically pleasing place to live, work and play. The impression that our community projects is dependent properties to the highest quality and standard that results in an attractive community.

It is our hope going forward that Carrollwood Village will continue to be perceived as a dynamic and great place to live, work and play. Each of us must do our part to complete the picture and tell the story of this place we all love called Carrollwood Village.

Your Board of Directors

- C. Discuss/Approve New Carrollwood Cultural Center Room Rental Pricing (From \$15K to \$17.5K):** A MOTION to approve Phase I's customary share of the Carrollwood Cultural Center Room Rental Agreement rate of \$3,500 total for each successive year of the five (5) year term was made first by Vice President Rao and Treasurer/Secretary Grebenschikoff; approved unanimously.
- D. Approve Amended Community Standards:** A MOTION to approve the amended Community Standards (Revised December 2017) in Section 1.05 Independent Villages naming additional sub-associations as not being subject to the Master Association's Declaration was made by Treasurer/Secretary Grebenschikoff and seconded by Vice President Rao; approved unanimously.
- E. Set Date for Annual Membership Meeting (Last Year March 27):** The consensus of the Board is to hold the Annual Membership Meeting on Thursday, March 29, 2018.
- F. Designation of a Position of a Volunteer "CV Lobbyist":** Louis Betz, Lobbyist who lives in Phase III of Carrollwood Village has agreed to represent the Village pro-bono. The consensus is to create a lobbyist position. No Board Director was against utilizing Mr. Betz's services.
- G. Discuss Levying of Fines for Presented Phase I Properties:** (See IV. UNFINISHED BUSINESS, F.)
- H. Discuss/Approve Mid-Village & Bardmoor Entrance Lighting:** A MOTION to approve the Carlevalle Electric entrance lighting proposals for Mid-Village at \$8,985.00 and Bardmoor at \$10,595.00 was made by Vice President Rao and seconded by Treasurer/Secretary Grebenschikoff; approved unanimously.



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VI. REPORTS FROM MANAGEMENT AND COMMITTEES:

A. Management:

1. **Financial.** No questions or comments.
2. **Management (General/Violations).** No questions or comments.

B. Recreation Field. No report.

C. Architectural Review Committee. The home that burned at 4207 Carrollwood Village Dr was sold on 12/12/17 and will be torn down. The ARC Chair is ready for this project. The homeowner at 12413 Stillwater Terrace did submit an ARC form and it was approved with provisos including it must be completed by February 15, 2018,

D. Landscape: Some of the planting at the various entrances died due to a hard freeze. The Landscape Committee will look at buying frost protection blankets for next year.

E. Carrollwood Cultural Center. The Center had its annual meeting on January 17, 2018. Executive Director Berg went through some interesting numbers. The dance programs, pottery and kids shows did approximately 1,800 programs with almost 50,000 people coming through the doors. Volunteer hours accounted for approximately \$68,000 of free service. New public art will be shipped and the County will install the foundation with a dedication ceremony. The Community Garage sale was big and sold 103 tables with only 2 no-shows. The Center is still working on their strategic plan.

F. Security Committee/Emerald Greens Villas. Security Committee: The Sheriff's Office is looking into Automatic License Plate Readers (ALPR) in their fight against crime. Centel is the premier company that does ALPR's. President Woltmann will sign the HCSO Trespass Authorization Form allowing the Sheriff to come onto private property and escort off any unruly people (Dan Ruskiewicz Field). **Emerald Greens Villas:** No Report.

G. Executive Committee. The Collaborative Labs strategy session will occur on March 24, 2018 with the Executive Committee meeting with the Executive in charge of Collaborative Labs.

H. Legal. No report.

I. VISTA Garden. Tender plants were destroyed by the recent hard freeze. Saturday 02/17 there will be a pot luck at the great Backyard Bird Count from 2:00pm – 4:00pm. On February 27th there is a fund raiser at Anthony's Coal Fired Pizza for VISTA Gardens.

J. Carrollwood Country Club. Gil Cote, General Manager, has indicated to President Woltmann that the Club is the most successful of the Clubs under the Concert Golf umbrella and that he wants to explore opportunities together.

K. Communications Committee. (See IV. UNFINISHED BUSINESS, B.)



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VII. NEXT MEETING: The next regularly scheduled Board meeting will take place on February 26, 2018 at 7:00pm at the Cultural Center (CCC) in the Carrollwood Village Room on the 2nd FLR.

VIII. ADJOURNMENT:

There being no further business before the Board, the regular meeting adjourned at 8:59pm pursuant to a MOTION made first by Director Baxter-Gibson and seconded by Treasurer/Secretary Grebenschikoff; approved unanimously.

Minutes approved on February 26, 2018

Jennifer Grebenschikoff

Jennifer Grebenschikoff, Secretary