



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING**

**MARCH 29, 2018**

**MINUTES**

**I. WELCOME / CALL TO ORDER / OVERVIEW OF THE MEETING.**

President Dick Woltmann of the Carrollwood Village Homeowners Association, Inc. welcomed the members and expressed the Board's appreciation for their attendance at the meeting. Dick Woltmann called the 2018 Annual Membership Meeting to order at 7:25 p.m. at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL.

**A. Quorum Attained**

Amanda Uliano, Association Attorney from Gardner Law Group verified that all members present in person or represented by proxy were certified against the membership list and a quorum was constituted to conduct the meeting with 376+ proxies received.

**II. PROOF OF NOTICE OF THE MEETING.**

Van Chandler, GPI displayed a notarized affidavit that certified a Notice of Annual Meeting was mailed to all members of the Association.

**III. READING & APPROVAL OF THE 2017 MINUTES.**

A MOTION was made to dispense with the reading of the 2017 Annual Meeting minutes and to approve the minutes as written. The motion was seconded. The motion was carried unanimously.

**IV. REPORTS OF OFFICERS**

**A. Budgeting to Implement Village 2.0**

Report by Treasurer Jennifer Grebenschikoff discussed raising the HOA fees for expenses related to improvements and enhancements for Carrollwood Village., such as trimming trees, LED lighting and installing a Village clock.

**V. REPORTS FROM COMMITTEES.**

**A. The Revitalization of Carrollwood Village 2.0:** Director Shirley discussed some of the 17 major projects that were completed in Carrollwood Village. New LED street lights were installed that promote homeowners to be able to walk at night. The north end of the soccer field was cleared and uplighting was installed under the oak trees. New Welcome to Carrollwood Village signs, street locator sign and new stop signs were installed on new poles.

**B. Architectural Review Committee (ARC):** Jennifer Grebenschikoff reminded members that their job on the ARC is to review any work that is done on the exterior of the home and to ensure that at the result will conform to the various requirements in the Declarations.

**C. Carrollwood Cultural Center:** Susan Baxter Gibson sits as a representative for Phase 1 on the Carrollwood Cultural Center's Board. The Carrollwood Phase I HOA sponsored 16 events this year, such as a lecture series and Blues and BBQ to build up the community. On April 8, 2018 there is a Fashion Show and the Youth Fest is April 28<sup>th</sup>, 2018. There are many events, classes, and summer camps for children that are available.

**D. Communications Committee:** Lindsey Fowkes stated there were changes made in the way the Board communicates with the membership for all three (3) Phases. There are digital and paper newsletters and the website was launched in the fall for all three Phases. There is a Facebook page, and they are about to hire a social media representative to take pictures and document the events.

**E. Security Committee:** Steve Shirley stated that the Village is very safe and to call the FHP for any problems, as they are in the area and issued 7000 citations in the last 14 months.



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**F. Landscape:** Diana Rao reviewed some of the things accomplished this year. As Hurricane Irma was approaching, they had all of the oak trees trimmed and the loose debris removed. The committee also worked to get the fountain for the soccer field, the up lighting and new benches.

**G. Legal:** Director Myers is the liaison with Association attorney, he stressed that the homeowners need to comply with the deed restrictions and to understand they are in place for the beauty of the Association. He reported that 2017 into 2018 has been very quiet and wants to keep it that way.

**H. Nominations Committee** – Director Shirley discussed the applications, resumes and interviews for Board Memberships.

**VI. REPORT FROM MARSOCCI, APPLEBY & ASSOCIATES(CPA) – Gerry Appleby**  
Audits financial statements and prepares tax returns, the Associations financials are in compliance.

**VII. COMMENTS AND QUESTIONS**  
After the Association had concluded its official business, the floor was opened up to the membership for a question and answer session.

**VIII. APPOINTMENT BY CHAIRMAN OF INSPECTORS OF ELECTION**

**IX. ELECTION OF FIVE (5) DIRECTORS/THREE (3) ARCHITECTURAL REVIEW COMMITTEE MEMBERS – Amanda Uliano, Attorney**  
**A. Nominations From the Floor**

**Amanda Uliano announced the following five (5) candidates were submitted by the Nominating Committee for consideration to fill five vacant Director Positions on the Board for three-year terms. There were no other volunteers submitted to the committee.**

Susan Baxter Gibson  
Scott Nelson  
Lisa Perry  
Steve Shirley  
Dick Woltmann

There being no other nominations from the floor, Amanda Uliano closed the nominations. The candidates were elected by acclamation.

**ELECTION OF ARCHITECTURAL REVIEW COMMITTEE:**

The following three (3) candidates were announced to serve on the Architectural Review Committee (ARC) for one year: There were no other volunteers.

Jennifer Fritch  
Jennifer Grebenschikoff  
Lisa Perry

There being no other nominations from the floor, Amanda Uliano closed the nominations. The candidates were elected by acclamation.

**X. UNFINISHED BUSINESS**  
None



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**XI. NEW BUSINESS**

**A. Rollover of 2017 Retained Revenue:** Van Chandler read an IRS resolution to roll over FY 2018 retained revenue into FY 2019 funds. A MOTION was made to approve the resolution and seconded. The motion was carried unanimously.

**X. ADJOURNMENT.**

There being no further business to come before the membership, A MOTION to adjourn was made and seconded. The motion was carried unanimously. The meeting adjourned at 9:52 p.m.

Respectfully submitted,  
Carol Twynham, For the Secretary

These minutes were approved unanimously at the 2019 Annual Membership Meeting on a MOTION made by \_\_\_\_\_ first and \_\_\_\_\_ second.

Minutes approved on March 2019 \_\_\_\_\_  
Jennifer Grebenschikoff, Secretary

UNAPPROVED