



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

JUNE 25, 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 monthly meeting to order at 7:00 p.m. at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL.

Directors Present

Diana Rao	Dick Woltmann
Steve Myers	Jennifer Grebenschikoff
Scott Nelson	Steve Shirley
Susan Baxter Gibson	Lindsey Fowkes
Lisa Perry	

All board members were in attendance.

Guests

Van Chandler, GPI
Amanda Uliano, Attorney
Scott Thomas, Outreach Coordinator
Amanda Clarke, Golf Crest
Stacey Caporicci, Golf Crest
Kristine Glein, Cypress Run
Rob Clarke, Golf Crest
Mercedes Clark, Monaco Gardens
Sharon Richards, Monaco Gardens
Marilyn Collins, Country Club
Marsha Littell, Country Club

II. APPROVE MINUTES OF PRIOR MEETING

The motion was made by Jennifer Grebenschikoff to approve the April 30, 2018 meeting minutes with the correction of the Club not being sold. It was under consideration. The motion was seconded by Diana Rao. **All in favor, motion passed.**

III. COMMENTS FROM HOMEOWNERS

No report

IV. PRESENTATIONS

Introduction to Task Force Reports – Scott Thomas gave the report.

- A. **Welcoming Committee** – Kristine Glein gave the report. Board approved tote bags with information regarding CV I to be given to each new homeowner. Approximately 6.7 homes sold every month.
- B. **Golf Carts** – Rob Clark gave the report. Currently looking up what is and is not legal. Need to introduce this idea with an education program.
- C. **Moms Club** – Amanda Clark gave the report. Moms club can be found on The Village Moms on Facebook. Currently 27 members and looking for 50 by the end of the year. Safety procedure in place to make sure anyone who wants to join is a part of CV I.
- D. **Special Events** – Stacey Caporicci gave the report. Applying for a grant for Soccer field. Will keep the board updated.
- E. **Leaders of Phase I Sub –Association / Neighborhood** - Scott Thomas gave the report. Fourteen (14) sub associations within CV I and met with 5 out of the 14 so far. All want to collaborate.



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V. UNFINISHED BUSINESS

A. Board Review and Levying of Fines:

The Board hereby levies a fine of \$1,000 for each of the ten (10) violations against **WILMINGTON SAVINGS FUND SOCIETY FSB TRUSTEE** (“Owner”) with respect to the property at **4309 OAKHURST TERRACE, TAMPA, FL 33618** (“Property”) AND hereby levies a fine of \$1,000 for a single violation against **TAMMY E. KING** (“Owner”) with respect to the property at **14504 BRAMBIE CT, TAMPA, FL 33624** (“Property”) pending confirmation by the Fine Review Committee, the Board imposes said fine on the Owner(s) and Properties. If confirmed by the Fine Review Committee, said fine shall automatically be imposed against the Owner(s) and Properties without further action of the Board.

- 1.) **4309 Oakhurst Terrace** – Diane Rao made a motion to fine/levy all ten (10) violations and for it to be sent to the Fine Review Committee. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**
- 2.) **14504 Brambie Ct** - Jennifer Grebenschikoff made a motion to fine/levy the single violation. The motion was seconded by Diana Rao. **All in favor, motion passed.**

B. Update Board on Mid-Village and Bardmoor Entrance Lighting – Van Chandler gave the report. This is in the works and is coming soon.

C. Increasing the Board of Directors Size from 9 to 11 – The Association’s attorney, Amanda Uliano, indicated that the Articles of Incorporation would need to be changed to increase the size of the Board. Steve Shirley made a motion to extend the board of directors from 9 to 11. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**

VI. NEW BUSINESS

A. Write off of Bad Debt per Attorney – 4305 Oakhurst Terrace for \$1,455.75. Susan Baxter Gibson made a motion to write off bad debt in the amount of \$1,455.75. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**

B. Appointment of “Repurposing the Phase 1 Field Committee” – Scott Nelson gave the report. VLC went out and gave an estimate. Looked at the field and saw what needs to be done. Stacey Caporicci will look into including the cleanup and trimming in the grant.

C. Leasing/Rental Restriction Amendment – Jennifer Grebenschikoff made a motion to adopt the amendment when it is incorporated into the Community Standards, to provide a variance mechanism for active military service personnel, etc. and to record this in the County’s official records. Amanda Uliano, the Association’s attorney, indicated that the Community Standards (Rev June 2018) will need to be notarized to be recorded in the County’s official records. The motion was seconded by Diana Rao. **All in favor, motion passed.**

D. Reduction in Quorum Requirement for Annual Membership Meeting from 30% to 20% - Diana Rao made a motion to lower the amount from 30% to 20% in the quorum requirement. The motion was seconded by Susan Baxter Gibson. **All in favor, motion passed.**

E. Discuss/Approve VLC Sub Division Landscape Refurbishment Quote – Diana Rao made a motion to approve a \$20,000.00 limit for the removal of dead plants, new landscaping around the TECO boxes and water recycling pipes. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**

F. Discuss/Approve Recreation Field Improvements - Scott Nelson gave the report.

G. Discuss Front Entrance Wall Improvement – Steve Shirley made a motion to have Joe Hudson give a landscape plan for \$200.00. The picture will be copyrighted to CV Phase I. The motion was seconded by Lindsey Fowkes. **All in favor, motion passed.**



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VI. NEW BUSINESS (continued)

H. Carrollwood Village 2.0: Next Steps and Funding Needed – Steve Shirley gave the report. Replace poles with LED lighting on each street. For the French street lightning, seventy (70%) percent of homeowners will need to approve and there will be a \$30.00 increase in their bill annually per home. The photo of the potential new CV Phase I sign was shown and will be getting with CV Phase III on what sign they chose to be uniform in Carrollwood Village.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES

A. Management – Van Chandler gave the report.

1.) Financial

2.) Management (General Violations)

VII. REPORTS FROM MANAGEMENT AND COMMITTEES (continued)

B. Architectural Review Committee – 4207 Carrollwood Village Dr (a new build) requested a side yard setback of approximately two (2') feet on each side of the home and a rear setback variance of approximately (10') feet. ARC has been approved. The motion was made by Diana Rao to approve. The motion was seconded by Lindsey Fowkes, **All in favor, motion passed.**

C. Landscape – Done

D. Carrollwood Cultural Center – Susan Baxter Gibson gave the report. Nancy Stern resigned as President. The VP is filling in. One thousand (1,000) people attended the food truck rally. The only downfall was not enough benches. Three (3) more benches have been ordered by the CCC. Sci-Fi night was a success. It brought the senior citizens and adolescents together. Summer camps are going extremely well.

E. Patrol – Steve Shirley gave the report. Patrol is exceeding expectations. Injuries are nonexistent and no crime.

F. Executive Committee – No report

G. Legal – No report

H. VISTA Garden – Closing due to summer heat. Will re-open in August 2018.

I. Carrollwood Country Club – Scott Thomas stated the goal is for golf trails in golf area.

J. Communications Committee – Lindsey Fowkes gave the report. If any articles need to be in for the month coming up, they need to be in by the 1st of the month. If received after, it will not go out until next month. The newsletter will now be printed every quarter. Moms Club and golf cart information will be added to the newsletter.

K. Recreation field – Report was completed throughout the meeting.

L. Outreach coordinator – Scott Thomas proposed a \$250.00 a month budget for the Welcome Committee for \$250/month for a six (6) month “seed money” start up. Also discussed up to a potential fifteen hundred (\$1,500) dollars spend for the “Village Leadership Council” to occur at the January 9th get together at CCC for the sub association leaders & Presidents. Steve Shirley made a motion to approve the \$250.00 a month for 6 months for the Welcome Committee. The motion was seconded by Diana Rao. **All in favor, motion passed.**



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VIII. NEXT BOARD & BUDGET MEETING The next regular board & ARC meeting is scheduled for Monday, August 27, 2018, 7:00pm at the Cultural Center (CCC), Village Community Room to be preceded by the ARC meeting at 6:30pm.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Diana Rao to adjourn. The motion was seconded by Jennifer Grebenschikoff. The motion was carried unanimously. The meeting adjourned at 9:09 p.m.

Respectfully submitted,
Megan Diaz, For the Secretary

These minutes were approved unanimously at the August 27, 2018 Board meeting on a MOTION made by _____ first and _____ second.

Minutes approved on August 27, 2018

Jennifer Grebenschikoff, Secretary

UNAPPROVED