



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

**AUGUST 27, 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  
Steve Shirley  
Scott Nelson  
Susan Baxter Gibson  
Lisa Perry  
Dick Woltmann  
Jennifer Grebenschikoff

**Directors Absent**

Steve Myers  
Lindsey Fowkes

**Guests**

Van Chandler, GPI  
Scott Thomas, Outreach Coordinator  
Stacey Caporicci, Golf Crest  
Kristine Glein, Cypress Run  
Megan Diaz, GPI Minutes Recording  
Burt Slotnick, Golf Crest

**II. APPROVE MINUTES OF PRIOR MEETING**

The motion was made by Jennifer Grebenschikoff to approve the June 25, 2018 meeting minutes with the correction Van Chandler sent out on August 27, 2018. The motion was seconded by Steve Shirley. **All in favor, motion passed.**

**III. PRESENTATIONS**

**David Willms, Introduction to "Ring Neighborhood"** – Steve Shirley gave the report. HCSO will have a portal for Carrollwood Village to monitor suspicious activity in real time alerts. Homeowners can download the app for free and homeowners are being offered a discounted rate to purchase the product which comes with a camera, CD, screw driver and instruction booklet. Each house can customize this program based on their needs. This program needs to be marketed to the residents of Carrollwood Village as Ring is solving a lot of crimes. If there are 2,000 downloads of the app within CV, Carrollwood Village will receive 100 Ring doorbells.

**IV. TASK FORCE REPORTS**

- A. Welcoming Committee** – Kristine Glein gave the report. The Welcome bags will be put together after Labor Day. Discount cards for businesses and restaurants will be placed in the bags along with the Carrollwood Cultural Center pamphlet and business cards. Diane Rao would like the committee to get discount cards for Hen House and Michaels. Kristine Glein will be look into suggestion.
- B. Recreation Field Grant-** Stacey Caporicci gave the report. The grant request in the amount of \$5,000.00 has been submitted to Hillsborough County to up light the oak trees on the east side of Dan Ruskiewicz Field. We will have an answer in October whether or not the grant was awarded to the Association.
- C. Golf Carts** – Scott Thomas gave the report for Rob Clarke. Forty (40) golf cart owners have reached out and there are about 50-55 total. The Committee is waiting to hear back on the remaining owners.
- D. Moms Club** – Scott Thomas gave the report for Amanda Clarke. Flyers were posted on mailboxes and now there are sixty (60) moms who are in the club. Tentatively looking at a trick or treat event. Moms Club will be getting together to do grateful bags to send to the service men and women overseas.



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**IV. TASK FORCE REPORTS (continued)**

- E. Commingle with Leaders of Phase I Sub- Associations/ Neighborhoods** – Scott Thomas gave the report. Out of the fourteen (14) Sub-associations in Phase I, all are in favor of having a relationship. An event will be held at the club for all nineteen (19) leaders of the community. The \$1,800.00 budget is now moot because Ryan Greenacre of Greenacre Properties, Inc. has offered to pay for the event.

**V. UNFINISHED BUSINESS**

- A. Update Board on 4309 Oakhurst Terrace – Bank Property** – Van Chandler gave the report. The attorney for the bank has paid the \$10,000.00 to the Association. The bank might have a buyer. Van noted that Amanda Uliano suggested that once property has been purchased, a letter will be sent to the new owners to have thirty (30) days to make the corrections to the property or submit a rehabilitation plan.
- B. Update Board on the Dickey Properties Expansion (MedExpress)** – Steve Shirley gave the report. Nothing has been submitted to Hillsborough County by the owner of Dickey Properties, LLC. in August.

**VI. NEW BUSINESS**

- A. Discuss/Approve VLC Tree Trimming Invoice 18-3341 for \$6,200.00 at East Side of D.R. Field and Fence Removal at \$1,500.00 (Total = \$7,700)** – Diane Rao made a motion to approve the \$7,700.00 payment for VLC Tree Trimming Invoice. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**
- B. Discuss/Approve the Up Lighting at East Tree Line at the Recreation Field (Accurate LED Quote dated 07/20/18 of \$7,654)** - Steve Shirley made a motion to allocate \$7,654.00 for tree lighting as needed. The motion was seconded by Diane Rao. **All in favor, motion passed.**
- C. Carrollwood Village Clock Solution; RE: Leasing of Land at Village Presbyterian Church in Perpetuity** - Steve Shirley gave the report. In one week the Village Presbyterian Church Board will make a final decision if the Carrollwood Village Clock can be installed. The lease price will be to pay for the up keep and LED lights for the clock. Amanda will need to write a draft for the lease of the clock.
- D. Discuss/Approve New Build and/or Major Renovation Requirements** – Jennifer Grebenschikoff gave the report. A document was developed to help homeowners who do new builds or major renovations to understand the neighbors' concerns about where to park trucks, how to maintain the grounds during construction, etc. The document will be modified as needed for specific projects and addresses.
- E. Making the Board Meeting Process More Effective** – Jennifer Grebenschikoff gave the report. Suggestion that information that does not need discussion, consideration or a motion from the committees can be sent via email for the Board to review prior to the meeting. The committee will need to send a report three (3) days or more before the meeting. Each item on the agenda will have a time limit. If there are any questions from the Board members about informational items, a discussion can be held at the meeting. Dick Woltmann will revise the agenda format to have a section of items for information and a separate section of items for consideration and decisions. Suggestion to go green and save money by not printing and mailing out all reports. Van Chandler will send all documents in one PDF. Any Board members who want to print out their documents may print them on their own. This will be a trial run for September's Board meeting.



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VI. **NEW BUSINESS (continued)**

- F. **Village 2.0 Updates** – Steve Shirley gave the report. Avila wants to duplicate the Carrollwood Village model. The information will be shared, but kept confidential. The new County Park on West Village Drive will be using the French street lighting. Accurate LED has given a bid and there are now four (4) bids for the front entrance of Carrollwood Village.
- G. **Start Board Meetings with The Pledge of Allegiance** – Steve Shirley gave the report. Steve Shirley made a motion to start the board meetings with The Pledge of Allegiance. Voting – Steve Shirley – Yes, Lisa Perry – Yes, Diane Rao – No, Jennifer Grebenschikoff – No, Susan Baxter Gibson – No, Scott Nelson – Yes and Dick Woltmann – No. Four (4) NAYS and three (3) YEAS. **Motion defeated.**

VII. **REPORTS FROM MANAGEMENT AND COMMITTEES**

- A. **Management** – Van Chandler gave the report as needed/ required.
- 1.) **Financial**
  - 2.) **Management (General Violations)**
- B. **Architectural Review Committee** – No report.
- C. **Landscape** – Diane Rao gave the report. Suggestions to hire a second company for landscaping to only be responsible for the design, maintenance and upkeep of the Phase I sub-division entrances. Village Lawn Care will continue to take care of the Phase I islands, general common areas mowing, edging, tree trimming, ivy walls, etc. Also Phase I has a quote for \$23,642.25 for a complete redesign of the landscaping of the north and south side of Phase I's main entrance at Dale Mabry Highway and South Village Drive from Jeff Fields of Fields Landscaping Service. The quote includes installation, labor and plantings. Jeff will be obtaining a Worker's Compensation policy within the next month and there will be a one (1) year contract signed. Discussion is tabled until a worker's compensation policy is obtained.
- D. **Cultural Center** – Susan Baxter-Gibson gave the report. There are two new staff members. The Education Director left. There are a lot of food events coming up. Run Run Rudolph event for five to twelve (5-12) year olds on December 08, 2018. The tree auction event will be held and Moms Group might want to decorate a tree. Susan Baxter proposed the Board sponsors a tree. The discussion is tabled.
- E. **Patrol** – No report
- F. **Executive Committee** – Dick Woltmann gave the report. The three (3) CV Presidents will be meeting within the next couple of weeks.
- G. **Legal** – No report.
- H. **VISTA Garden** – No report.
- I. **Carrollwood Country Club** – No report.
- J. **Communications Committee** - Van Chandler gave the report for Lindsey Fowkes. Quotes are being received for quarterly newsletters. The next phase of outreach is being worked on.

- VIII. **NEXT BOARD & BUDGET MEETING** The next regular board & ARC meeting is scheduled for Monday, September 24, 2018, 7:00pm at the Cultural Center (CCC), Village Community Room to be preceded by the ARC meeting at 6:30pm.



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IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Jennifer Grebenschikoff to adjourn. The motion was seconded by Diane Rao. The motion was carried unanimously. The meeting adjourned at 8:56 p.m.

Respectfully submitted,  
Megan Diaz, For the Secretary

These minutes were approved unanimously at the September 24, 2018 Board meeting on a MOTION made by JENNIFER GREBENSCHIKOFF first and SYDNEY BAKER GIBSON second.

Minutes approved on September 24, 2018 Jennifer Grebenschikoff  
Jennifer Grebenschikoff, Secretary