



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

**November 26, 2018**

**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**

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

**Directors Absent**

Steve Myers

**Guests**

Van Chandler, GPI  
Kristine Glein, Cypress Run  
Megan Diaz, GPI Minutes Recording  
Stacey Caporicci, Golf Crest  
Arlene Lewis, Greenfield Mid-Rises  
Marty Harm, Greenfield Mid-Rises  
Diane Harm, Greenfield Mid-Rises  
Fay Suber, Management Associates

**II. APPROVE MINUTES OF PRIOR MEETING**

The motion was made by Susan Baxter Gibson to approve the October 29, 2018 meeting minutes. The motion was seconded by Steve Shirley. **All in favor, motion passed.**

**III. PRESENTATIONS**

N/A

**IV. ITEMS FOR CONSIDERATION/DECISION**

- A. Presentation to Arlene Lewis, Greenfield Mid-Rises** – Steve Shirley presented the Board of Directors of Greenfield Mid-Rises: Arlene Lewis, Marty and Diane Harm and Fay Suber of Management Associates a plaque for their hard work in their community. The Master Association Board and community are grateful for all that has been done to improve the community. The assessment was raised for the sixty-nine (69) units and totaled approximately \$600,000.00 for the year. Their accomplishments allowed for a new guard house to be built, repaved their main bridge, repaired sidewalks, replaced elevators, LED lighting, new roofs and a tremendous amount of tree trimming.
- B. Discuss/Adopt 2019 Budget** – Dick Woltmann gave the report. Landscaping and Security are the two line items that have had an increase. The landscaping budget shows a 20% increase from \$170,000.00 to \$205,000.00. In addition, the cost of insurance for security has gone up. Diana Rao presented to the Board why the cost of Landscaping has gone up. The primary goal is to improve expectations. The main front entrances of each sub division and the state of the art lighting. Implementation and expertise will need to be brought in to take Phase I to the next level. The design work will need to be ready as planting is time sensitive and completed during a season with specific deadlines. Steve Shirley presented to the Board the increase in insurance costs. The Package Policy has double in price due to FHP and having an armed patrol officer in the community. Traffic numbers are going through the roof. Crashes and injuries are at zero. Van Chandler will include actuals for Landscaping for the annual meeting. Diana Rao made a motion to approve the proposed 2019 Budget "A." The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**



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**IV. ITEMS FOR CONSIDERATION/DECISION (continued)**

- C. Dan Ruskiewicz Field Repurposing (Pickleball Courts)** – Scott Nelson gave the report. The bids are showing the cost of two Pickleball courts. They will be placed on the north side of Dan Ruskiewicz Field. Both companies will go out to look at the property. Both vendors are located in Hillsborough County. One of the quotes is for \$29,000.00 and the other is for \$31,000.00. The insurance will be covered under General Liability. Van Chandler will provide the numbers to the board. Part B of the bid includes leasing out land for youth groups for sports at Ben Hill.
- D. Levying of Fines for Violations** – Van Chandler gave the report. There are two properties that the board needs to consider levying fines for violations. 5820 Mariner St (Tammy King) with one (1) violation and 4324 Golf Club Lane (Brenda Gray) with four (4) violations. Jennifer Grebenschikoff made a motion to levies fines for both properties and pending confirmation by the Fine Review Committee, the board imposes said fine on the owner and the property. If confirmed by the Fine Review Committee said fine shall automatically be imposed against the owner and property without further action of the Board.
- E. 2019 Neighborhood Mini- Grant Notification** –Stacey Caporicci gave the report. The grant was approved for \$5,000.00 and it is for six (6) LED up lighting at Dan Ruskiewicz Field.
- F. Village 3.0** – Steve Shirley gave the report. Village 3.0 is now going to focus on participation in Village activities. We need Village resident involvement.
- G. Remaining Carrollwood Village Entrance Lighting** –Scott Thomas gave the report. All homeowners have their money. One (1) light is out and we are working on getting it fixed. There is a quote for three (3) of the four (4) residents on Nettle Creek Road at North Village Drive and both residents at Golf Club Lane at South Village Drive. One more quote is needed. Both quotes should be under \$1,000.00. Twin Lakes Townhomes is the only area remaining unlit and they are currently not interested.
- H. Transfer of Responsibility for Landscaping and Maintenance of Phase I Entrances, Cul-du-sacs and Ornamental Islands** – Diana Rao gave the report. There is a recommendation that all day to day detail and information be handled by the association manager. The Landscape Committee is recommend to the Board which company or companies should be awarded contract work. Deadlines are hard and fast and we do not wanted to get back into the same situation as before. No company is being requested as this time as it will be completed at the annual meeting. Van Chandler will now handle all of the day to day detail.
- I. 4202 Golf Club Lane; A/R Write off of \$837.56 per Association Attorney** – Jennifer Grebenschikoff made a motion to write off \$837.56 for 4202 Golf Club Lane per the Association’s attorney. The motion was seconded by Steve Shirley. **All in favor, motion passed.**

**V. ITEMS OF INFORMATION:**

**A. MANAGEMENT**

- 1. Financial
- 2. Management Report / Violations / Crime Mapping  
(Included) / (See IV. ITEMS FOR CONSIDERATION/DECISION, D.)

**B. ARCHITECTURAL REVIEW COMMITTEE (Grebenschikoff)**

ARC met on Nov 6 and approved four (4) requests (new fence sections; new pavers/hardscape changes/dead tree removal; hardscape and landscape changes/dead tree stumps removal; new paint).



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**V. ITEMS OF INFORMATION (continued)**

**C. LANDSCAPE**

(See IV. ITEMS FOR CONSIDERATION/DECISION, H.)

**D. CULTURAL CENTER**

Executive Director Report and Financials.

**E. PATROL**

**F. EXECUTIVE COMMITTEE**

No report.

**G. LEGAL**

No report. Gardner Law Group Collections and Foreclosure Reports received.

**H. VISTA GARDENS**

**I. CARROLLWOOD COUNTRY CLUB**

No report.

**J. COMMUNICATIONS COMMITTEE**

No report.

**K. RECREATION FIELD**

(See IV. ITEMS FOR CONSIDERATION/DECISION, C.)

**L. OUTREACH COORDINATOR**

Ring Network

Received "step by step instructions" for residents to follow.

The Carrollwood Village Leadership Council

- Current headcount should be 40 with Dana Young's loss during the election, only James Grant has yet to reply. An invitation has been extended to Ryan Mills. The Tampa Ring Master, to enhance our Ring presentation.
- Badges and lanyards have been ordered and a meeting will be arranged with Ryan Greenacre at the Club in the next two weeks to confirm menu and plan.

Welcome Committee - Kristine Glein

Welcome bags were delivered in November.

**L. OUTREACH COORDINATOR (continued)**

Moms Club – Amanda Clark

Trunk or Treat at the Carrollwood Cultural Center was a success.

Fundraising – Stacey Caporicci

Stacey is awaiting October Hillsborough Grant news.

Golf Carts – Rob Clark

The Committee is hovering around forty (40) carts; recruitment continues.

**M. Village 3.0**

(See IV. ITEMS FOR CONSIDERATION/DECISION F.)



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**VI. NEXT BOARD & BUDGET MEETING**

The next regular board & ARC meeting is scheduled for Monday, January 28, 2019, 7:00pm at the Cultural Center (CCC), Village Community Room to be preceded by the ARC meeting at 6:30pm.

**VII. ADJOURNMENT**

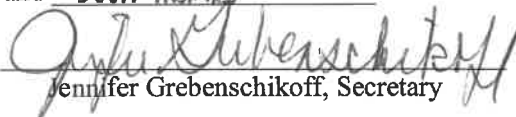
There being no further business to come before the Board, a motion was made by Diana Rao to adjourn. The motion was seconded by Susan Baxter Gibson. The motion was carried unanimously. The meeting adjourned at 8:43 p.m.

Respectfully submitted,  
Megan Diaz, For the Secretary

These minutes were approved unanimously at the January 28, 2019 Board meeting on a MOTION

made by JENNIFER GREBENSCHIKOFF first and SCOTT THOMAS second.

Minutes approved on January 28, 2019

  
Jennifer Grebenschikoff, Secretary