



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

January 28, 2019

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

Vice President Diana Rao of the Carrollwood Village Homeowners Association, Inc. welcomed the members and expressed the Board's appreciation for their attendance at the meeting. Diana Rao called the monthly meeting to order at 6:58 p.m. at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL.

Directors Present

Diana Rao
Steve Shirley
Scott Nelson
Susan Baxter Gibson
Lindsey Fowkes (7:00 pm)
Scott Thomas
Jennifer Grebenschikoff (Left at 8:23 pm)

Directors Absent

Steve Myers
Dick Woltmann

Guests

Van Chandler, GPI
Kristine Glein, Cypress Run
Megan Diaz, GPI Minutes Recording
Stacey Caporicci, Golf Crest
Amanda Uliano, Attorney
Sonja Seery, GPI

II. APPROVE MINUTES OF PRIOR MEETING

The motion was made by Jennifer Grebenschikoff to approve the November 26, 2018 meeting minutes. The motion was seconded by Scott Thomas. **All in favor, motion passed.**

III. PRESENTATIONS

N/A

IV. ITEMS FOR CONSIDERATION/DECISION

- A. Discuss/ Approve "No Solicitation Signage"** – Amanda Uliano gave the report. The sign stating no solicitation can be put up on our property. In order for the police to enforce the ordinance, this sign must be placed on the Community Association property. In order to satisfy the police, the signs can be placed at the main entrances. Do not put the signs by any traffic signs. Steve Shirley mentioned there were signs made to place at the main entrances that we could use to place the no solicitation signs. Scott Thomas made a motion to approve \$2,500.00 for no solicitation signs to cover all of the main entrances. The motion was seconded by Steve Shirley. Diana Rao stated the signs must be in compliant with county provisions and match the current signs located in the village. **All in favor, motion passed.**
- B. Approval of the By-Laws Change** – Amanda Uliano gave the report. Resolution of the board to vote will change the by-laws and articles of accordance. The original language reads no more than 9. This will increase the number to 11. The by-laws will be updated to a voting to make sure 5 people are not elected at one time. At the 2019 annual meeting, elect 4 class 1 directors and their term will be for 3 years and 1 class 2 directors will be elected. There are 5 seats up this year. 1 class 2 director will serve for 1 year. In 2020, 4 class 2 directors will be elected and they will serve 3 years. It will be 4, 4 and 3. The most that will be elected will be 5 this year and moving forward, there will only be 4. Once the new law is adopted, it will be sent to all homeowners. Jennifer Grebenschikoff stated her last name needs to be corrected, Scott Thomas needs to replace Lisa Perry and the 2018 dates need to be changed to 2019. Diana Rao made a motion to accept the proposed resolution of the board approving amendments to the articles of corporation of by-laws to increase board members from 9 to 11 with the corrections Jennifer Grebenschikoff made. The motion was seconded by Scott Thomas. **All in favor, motion passed.**
- C. Discuss Banning of Vicious Dogs** – Steve Shirley gave the report. HOA's nationally from west to east coast have been looking into this issue. There are 885,000 dog bites a year that require medical attention.



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IV. ITEMS FOR CONSIDERATION/DECISION (continued)

Typically, homeowners do not have liability and dog bites fall on the HOA. There are 27,000 reconstructive surgeries that run hundreds of thousands of dollars. This is currently a serious problem. We have been extremely fortunate. There are 5 breeds of dogs that insurances state they are most concerned about. Amanda Uliano stated this needs to be studied before any action is taken. If the dogs are loose, we do have the authority to write a violation. If there is a loud noise and barking it will be filed under nuisance. Diana Rao would like Amanda and the law firm to find out if we can do this. Tabled until next meeting.

- D. Dan Ruskiewicz Field Repurposing (Pickleball Courts)** – Scott Nelson gave the report. Melissa from Elite court came out and gave a bid of two courts for \$34,000.00 that includes a bench coming down the middle and for an additional cost they will put in a sidewalk towards the court. The sidewalk would be thirty (30) feet in length to the court. The courts will be close to the parking lot in case we wanted to add more courts. Diana Rao wants to know the price of the sidewalk before a motion is made. Scott Nelson will look into getting another bid, light placement, direction of the courts and the side walk. Every 5 years the court will need to be repainted. Van Chandler will look into insurance. Tabled until the next meeting.
- E. Levying of Fines for Violations** – Van Chander gave the report. Only Golf Crest remains to be reviewed. Most violations have been gentle reminders.
- F. 2019 Neighborhood Mini-Grant Notification** – Stacey Caporicci gave the report. Van Chandler is currently in contact with the county to get this going. Lindsey Fowkes will be looking into a social media poll to discuss the smell that is coming from the park so that residents can contact the county commissioner’s office.
- G. Remaining Carrollwood Village Entrance Lighting** – Scott Thomas gave the report. Fairway Townhomes 2nd bid is \$2,200.00 and they are ready to go. The goal is to get residents to go over the first night to see it lit up. Village Cove and Village Green are left to contact. Nettle Creek Road at North Village Drive on the east side is ready to go.
- H. Discuss/Approve Participation in Sandra Harrington Memorial** – Diana Rao gave the report. Sandra Harrington lived in Phase 3 and she was a tremendous asset to the community. She was a phenomenal and giving person. All phases would like to come together and donate \$300.00 for a memorial towards her. It will be a tree, bench or walk way. Diana Rao made a motion to donate \$300.00 to the Sandra Harrington Memorial. The motion was seconded by Scott Nelson. **All in favor, motion passed.**
- I. Discuss/Approve Repainting of Signage** – Van Chandler gave the report. The north side of the front entrance is getting beat up from the sun and it needs to be repainted. The south side will need to be repainted to match. There are a total of 4 signs that need to be repainted. The north and south side of the front entrance, Ehrlich Road and South Village Drive and Carrollwood Village Run at Hayward Place south side totaling \$2,100.00. Jennifer Grebenschikoff made a motion to approve all signs in the amount of \$2,100.00. The motion was seconded by Scott Thomas. **All in favor, motion passed.**
- J. Landscaping** – Diana Rao gave the report. There needs to be a solution for the boxes of light at the front entrances. There needs to be a vote on the color and have the vendor sign off on the color change to make sure the warranty is not voided. We need to contact Carrollwood Country Club so they can maintain the landscaping at Carrollwood Village Run as it is impacting the look of our street.
- K. Cultural Center-** Susan Baxter Gibson gave the report. She will see if seats can be reserved for board members for the events.



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- L. Welcome Committee-** Kristine Glein gave the report. She is asking each board member please contact a vendor they like working with to place their info in the welcome bag for the new homeowners. A business card would work best and if possible, 50 copies. Lindsey Fowkes will market in the newsletter to see if there are any volunteers from each neighborhood that would like to deliver the bags to the new homeowners in their area.
- M. Bike Lanes –** Steve Shirley gave the report. Spoke with Bob Campbell and he agreed we can paint our bike lanes green and it will comply with federal standards. We will just have to pay for the paint.

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).

C. LANDSCAPE (Rao/Glein)

The landscape committee is reviewing proposals from several vendors and will have further information and a recommendation for the Board at the February meeting. In the meantime, VLC will continue to maintain our common areas as per their contract.

Field Landscape to continue to maintain the front entrance until a new company is chosen.

D. CULTURAL CENTER (Baxter-Gibson) [Pgs. 100-102]

The Center is still waiting on its County allocation from October 2018 and January 2019. The holiday tree auction brought in \$1,855 for the tuition assistance program. The Center was approved for an \$110,000 line of credit which will be most helpful while waiting for County funding.

E. PATROL (Shirley)

F. EXECUTIVE COMMITTEE (Woltmann)

No report.

G. LEGAL (Myers) [Pgs. 103-105]

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

H. VISTA GARDENS (Grebenschikoff)

Many gardeners are harvesting their winter crops. All beds are rented. Proud to announce that VISTA is recipient of a grant from Forever Friends, which will be used to promote inter-generational gardening activities. Planning is ongoing to build a covered pavilion.

There is very robust volunteer activity every weekend from middle, high school and colleges students.

I. CARROLLWOOD COUNTRY CLUB (Woltmann)

No report.

J. COMMUNICATIONS COMMITTEE (Fowkes)

Statistics for the website and newsletter will be provided and development of a sample hard copy newsletter along with costs to be mailed to Phase I residents.

K. RECREATION FIELD (Nelson)

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



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L. OUTREACH COORDINATOR (Thomas)

Ring Network

Ring presentation was very good, with comments by Major Craig Timko HCSO. (Thomas)

The Carrollwood Village Leadership Council

Meeting was a success, with all eighteen (18) neighborhood leaders present. Three (3) no shows from PH1 Board, very disappointing. Flyers should be fully distributed by

V. ITEMS OF INFORMATION (continued)

month end. Partnering with Roy Hooker (Pres of Northmeadow) to build vendor database/ranking system for all thirteen (13) HOA's. Overall CV Leadership Council outcome was very positive.

Welcome Committee - Kristine Glein

All bags have been distributed through the end of 2018, all very well received. We are working on getting more vendors/suppliers/businesses to provide us with goodies for the bags. We could use some more members for Phase 1 to go out and ask for donations. Could we leverage the representatives from each of the subdivisions? Perhaps asking each of them just get ONE business/vendor to give us items? I asked at the Outreach meeting, but only one person said she would get some cards to me which I haven't received yet. It would also be great if Phase 1 Board members could also commit to getting ONE vendor/business to provide us with items--even just a business card. Phases 2 and 3 are initiating their committees this month. We are attempting to coordinate which

businesses we speak to so as not to aggravate the businesses/suppliers.

Moms Club – Amanda Clark

No new updates, other than Mom's continue to grow on FB and in the Village.

Fundraising – Stacey Caporicci

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

Golf Carts – Rob Clark

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

Shirt Sales - Scott Thomas

Carrollwood Village Shirts Remaining = Fourteen (14).

Ladies Carrollwood Village Shirts - Long Sleeve					
	Small	Med	Large	XL	2XL
Pink		2			
White		1		1	
Men's Carrollwood Village Shirts - Long Sleeve					
	Small	Med	Large	XL	2XL
Pale Yellow					1
White	2				1
Seafoam Green				2	1
Sage Green				1	
Salmon				1	1

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF CARROLLWOOD VILLAGE
HOMEOWNERS ASSOCIATION, INC. APPROVING AMENDMENTS TO THE ARTICLES
OF INCORPORATION AND BY-LAWS TO INCREASE THE NUMBER OF BOARD MEMBERS**

RECITALS

WHEREAS, the Board of Directors has determined it to be in the best interests of Carrollwood Village Homeowners Association, Inc. (the "Association") and its Members that the By-Laws and Articles of Incorporation of the Association be amended to permit the number of Directors to serve to be increased to eleven (11); and

WHEREAS, the provisions of Item 13 of the Articles of Incorporation of the Association provide that the Articles of Incorporation may be amended by a majority vote of those members of the Board of Directors present at any regular, or at any special meeting of the Board of Directors called for that purposes; and

WHEREAS, the provisions of Article X of the By-Laws of the Association provide that the By-Laws may be amended by a majority vote of those members of the Board of Directors present at any regular, or at any special meeting of the Board of Directors called for that purpose.

BE IT RESOLVED, that Item 10, Paragraph 10.01 of the Articles of Incorporation of the Association is amended as follows:

"10.01 The business of this corporation shall be managed by a Board of Directors. The corporation shall have not less than five (5) Directors initially. The number of Directors may be increased from time to time by as provided in the By-laws, but shall never be less than five (5), nor more than ~~nine (9)~~ eleven (11). The Board of Directors shall be members of the corporation. The members of the Board of Directors shall be elected and hold office in accordance with the By-laws. The names and addresses of the persons who are to serve as Directors for the ensuing year and until the next annual meeting of the corporation, are:

Substantial rewording. See governing documents for current text:

Name and Address

Richard Woltmann
4131 Gunn Hwy.
Tampa, FL 33618

Diana Rao
4131 Gunn Hwy.
Tampa, FL 33618

Jennifer Grebenschikoff
4131 Gunn Hwy.
Tampa, FL 33618

Steve Myers
4131 Gunn Hwy.
Tampa, FL 33618

Scott Nelson
4131 Gunn Hwy.
Tampa, FL 33618

Steve Shirley
4131 Gunn Hwy.
Tampa, FL 33618

Lindsey Fowkes
4131 Gunn Hwy.
Tampa, FL 33618

Susan Baxter Gibson
4131 Gunn Hwy.
Tampa, FL 33618

~~Lisa Perry~~
~~4131 Gunn Hwy.~~
~~Tampa, FL 33618~~

Scott Thomas
4131 Gunn Hwy
Tampa, FL 33618

BE IT FURTHER RESOLVED, that Paragraph 1 and Paragraph 2(a) of Article VI of the By-Laws are amended as follows:

1. The affairs of this Association shall be managed by a Board of ~~nine (9)~~ eleven (11) Directors. There shall be three (3) classes of Directors, to be known as Class 1, Class 2, and Class 3, respectively, ~~with three (3) Directors in each class.~~ Class 1 and Class 2 shall consist of four (4) directors each and Class 3 shall consist of three (3) directors. The affairs of the Committee shall be conducted by not less than three (3) nor more than five (5) members, as determined annually by the Board of Directors. There shall be no separate classes of Committee members.

Substantial rewording. See governing documents for current text:

2. The current Board of Directors shall serve until their successors are elected. Commencing in 2019, the election of Directors and Committee members shall be conducted in the following manner:

(a) (i) Four (4) Class 1 Directors will be elected at the 2019 annual meeting of the Members. The term of office of the Class 1 Directors elected at the 2019 annual meeting of the Members and their successors thereafter shall be three (3) years each.

(ii) One (1) Class 2 Director will be elected at the 2019 annual meeting of the Members to serve along with the three (3) currently serving Class 2 Directors. The term of office of the Class 2 Director elected at the 2019 annual meeting of the Members will be one (1) year. Four (4) Class 2 Directors will be elected at the 2020 annual meeting of the Members. The term of office of the Class 2 Directors elected at the 2020 annual meeting of the Members and their successors thereafter shall be three (3) years each.

(iii) Three (3) Class 3 Directors will be elected at the 2021 annual meeting of the Members. The term of office of the Class 3 Directors elected at the 2021 annual meeting of the Members and their successors thereafter shall be three (3) years each.

(iv) The members of the Committee will be elected annually at the annual meeting of the Members. The term of office of each Committee member shall expire at the next annual meeting at which time their successors shall be elected for a term of one (1) year each.

BE IT FURTHER RESOLVED, that the officers of the Association are authorized and directed to execute appropriate Articles of Amendment to the Articles of Incorporation of the Association and cause same to be filed with the State of Florida Division of Corporations and, thereafter, recorded in the Public Records of Hillsborough County, Florida.

BE IT FURTHER RESOLVED, that the officers of the Association are authorized and directed to execute an appropriate Certificate of Amendment with respect to the above amendments to the By-Laws and cause same to be recorded in the Public Records of Hillsborough County, Florida in accordance with F. S. 720.306.



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M. Village 3.0 (Shirley) [Pg. 106]
(See IV. ITEMS FOR CONSIDERATION/DECISION F.)

VI. NEXT BOARD & BUDGET MEETING

The next regular board & ARC meeting is scheduled for Monday, February 25, 2019, 7:00pm at the Cultural Center (CCC), Village Community Room to be preceded by the ARC meeting at 6:30pm.

VII. ADJOURNMENT

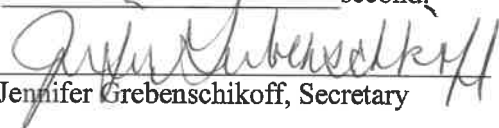
There being no further business to come before the Board, a motion was made by Susan Baxter Gibson to adjourn. The motion was seconded by Scott Nelson. The motion was carried unanimously. The meeting adjourned at 8:34 p.m.

Respectfully submitted,
Megan Diaz, For the Secretary

These minutes were approved unanimously at the February 25, 2019 Board meeting on a MOTION

made by JENNIFER GREBENSCHIKOFF first and DIANK RAO second,

Minutes approved on February 25, 2019


Jennifer Grebenschikoff, Secretary